

$1,200,000.00

1706 KATY SHADOW LN, KATY, TX 77494, USA

https://bunkerhillhomes.com

Indulge in luxury living. This is an architectural marvel by Toll Brothers in the exclusive section of The Reserve at Katy. Exemplary Katy ISD schools, this home offers 4 bedrooms, including a convenient second bedroom downstairs, along with 2 bedrooms featuring private en-suite baths. Over $250K of upgrades elevates this home (detailed list attached). Step [...]

Rooms & Units Description

Property title: 1706 Katy Shadow Katy Texas 77494

Room Count: 13

Room Description: Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Beds Max: 4

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Separate Shower,Secondary Bath(s): Tub/Shower Combo

Photo Count: 44

HOA Mandatory: 1

Original List Price: 1100000.00

Key Map: 484E

Property Details

Parcel Number: 7213-01-001-0170-914

Lot Desciption: Cleared,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Toll Brothers

Price Sq Ft List: 286.74

Acres: 0.2453

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Marble Floors,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Outdoor Kitchen,Patio/Deck,Sprinkler System

Interior: 2 Staircases,Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Wet Bar,Wired for Sound

Roof: Tile

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Pool Private: 1, Gunite,In Ground

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulated Doors,Insulated/Low-E windows,Insulation - Other,North/South Exposure

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Siding: Stucco

Fees & Taxes

Tax Rate: 3.026

Tax Amount: 22384

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities

Other Mandatory Fee: Transfer Fees

Fee Other: 1

Fee Other Amount: 350

Basics

Baths Full: 4

Baths Half: 2

Year Built Src: Appraisal District

Price Change Timestamp: 2023-08-15T12:38:34.217

Location Details



Area: 36

County Or Parish: Fort Bend

School District: 30 - Katy

Directions: FROM SPRINGGREEN BLVD. & MORGAN PARKWAY: EAST on Morgan Parkway; LEFT on Kingston Heights Ln.; RIGHT on Northhill Crossing Ln.; LEFT on Katy Shadow Ln.; Listing is on your RIGHT.... welcome home.

School Elementary: WOODCREEK ELEMENTARY SCHOOL

School Middle: WOODCREEK JUNIOR HIGH SCHOOL

School High: TOMPKINS HIGH SCHOOL

Subdivision: The Reserve At Katy

Geo Market Area: Katy - Southwest

State: Texas

Zip: 77494

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: Exclusions

Disposal: 1

Exclusions: curtains; possibly Curtain rods

Exemptions: Homestead

Finance Available: Cash Sale,Conventional

Range Type: Gas Cooktop

Legal: THE RESERVE AT KATY SEC 1, BLOCK 1, LOT 17

Legal Subdivision: The Reserve At Katy

DOM: 12

Courtesy of

List Office Name: Compass RE Texas, LLCKaty