$395,000.00

## 19731 EAGLE CANYON WAY, KATY, TX 77450, USA

https://bunkerhillhomes.com

Lead a luxurious lifestyle in this 4 bedroom, 2.5 bathroom home with NO BACKYARD NEIGHBORS in the gated community of Canyon Gate at Cinco Ranch! This freshly painted house features an open concept living area downstairs that leads seamlessly into the kitchen. The kitchen boasts large granite countertops and custom cabinetry. All bedrooms are upstairs […]

## Rooms & Units Description

**Property title:** 19731 Eagle Canyon Katy Texas 77450

**Room Count:** 11

**Room Description:** Family Room,Gameroom Up,Living Area - 1st Floor

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Split Plan,Walk-In Closet

**Master Bath Desc:** Secondary Bath(s): Tub/Shower Combo

**Master Planned Community:** Canyon Gate at Cinco Ranch

**Photo Count:** 43

**HOA Mandatory:** 1

**Original List Price:** 395000.00

**Key Map:** 526B

## Property Details

**Parcel Number:** 2251-03-001-0750-914

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 159.47

**Acres:** 0.1118

**Acres Desciption:** 0 Up To 1/4 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard Fenced,Controlled Subdivision Access

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,HVAC>13 SEER

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Pantry

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 2.5691

**Tax Amount:** 6528

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Limited Access Gates,On Site Guard,Recreational Facilities

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 375

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 36

**County Or Parish:** Fort Bend

**School District:** 30 - Katy

**Directions:** Exit Westpark Tollway for Mason Rd. Travel north on Mason Rd for about a half mile, then turn right onto Canyon Gate Blvd. Stop to check-in at the security booth. Take Canyon Gate Blvd all the way until the last stop sign and then turn right. Go around the bend and the house will be on your right.

**School Elementary:** CREECH ELEMENTARY SCHOOL

**School Middle:** BECK JUNIOR HIGH SCHOOL

**School High:** CINCO RANCH HIGH SCHOOL

**Subdivision:** Canyon Gate Cinco Ranch

**Geo Market Area:** Katy - Southeast

**State:** Texas

**Zip:** 77450

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Owner/Agent,Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,Investor,VA

**Range Type:** Gas Range

**Legal:** CANYON GATE CINCO RANCH SEC 3, BLOCK 1, LOT 75

**Access:** Manned Gate

**DOM:** 12

## Courtesy of

**List Office Name:** NB Elite Realty