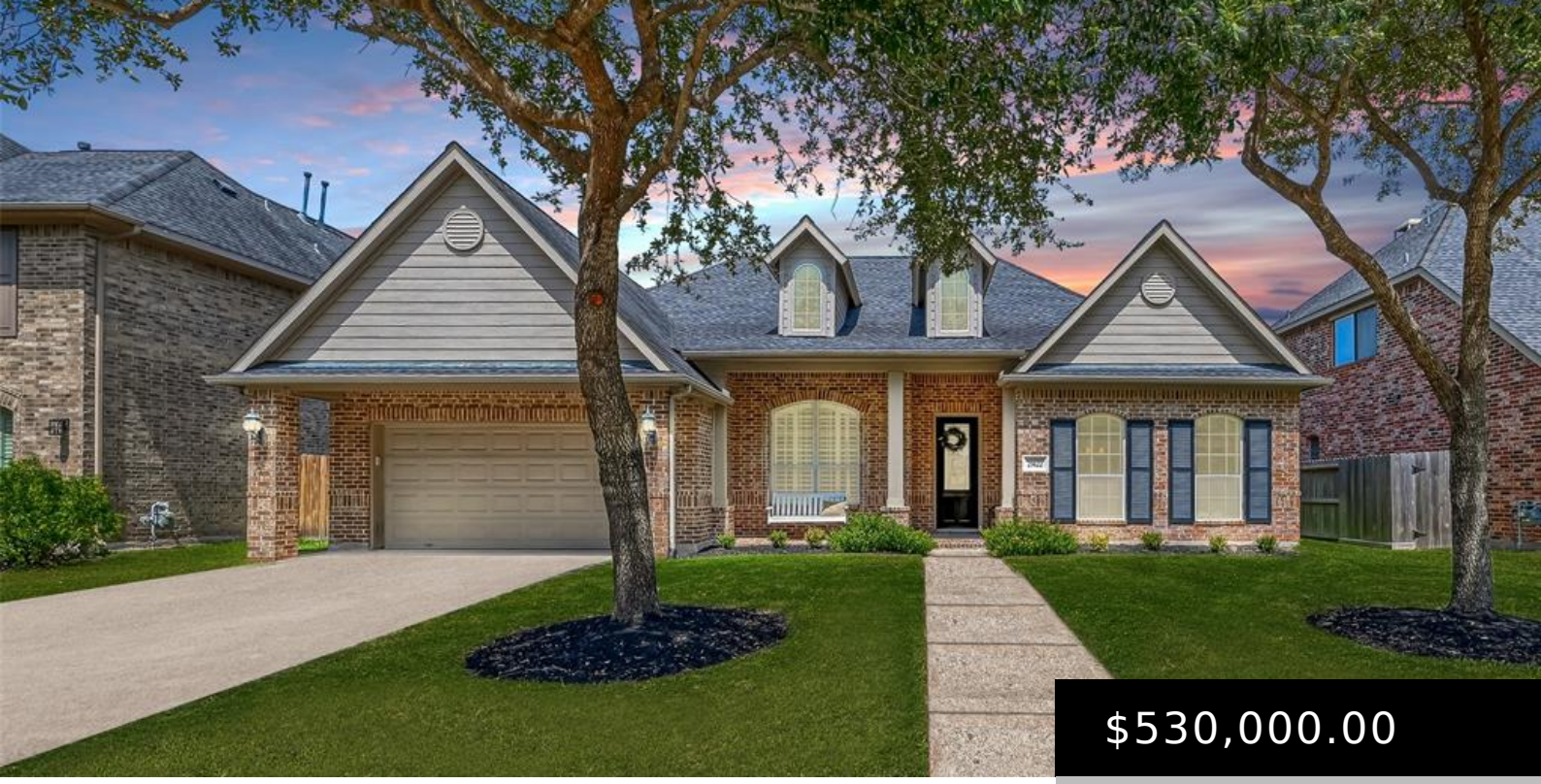


$530,000.00

21422 DOLAN FALL LN, KATY, TX 77450, USA

https://bunkerhillhomes.com

Nestled within a peaceful cul-de-sac, this exquisite one-story home exudes charm & comfort. Bathed in an abundance of natural light, its well-appointed interior is a testament to modern elegance. The open-concept design seamlessly integrates the living, dining, & kitchen areas, creating an inviting space for gatherings. The kitchen has gas cooking, an abundance of counter […]

Rooms & Units Description

Property title: 21422 Dolan Fall Katy Texas 77450

Room Count: 8

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Beds Max: 4

Bed Room Description: All Bedrooms Down,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): Tub/Shower Combo

Master Planned Community: Grand Lakes

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 530000.00

Green Certification: Energy Star Qualified Home

Key Map: 525D

Vac Rental: Not Allowed

Property Details

Parcel Number: 3531-11-003-0250-914

Lot Desciption: Cul-De-Sac

Style: Ranch,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: David Powers

Price Sq Ft List: 185.19

Acres: 0.1907

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Laminate,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Porch,Sprinkler System,Subdivision Tennis Court

Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Cellulose

Kitchen Desc: Kitchen open to Family Room,Pantry,Soft Closing Drawers,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Golf Course: Meadowbrook Farms

Siding: Brick,Cement Board,Wood

Fees & Taxes

Tax Rate: 2.4142

Tax Amount: 11356

Tax Year: 2022

Maint Fee Includes: Courtesy Patrol,Recreational Facilities

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 285

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: From Grand Parkway/99 * Exit Fry road * East on Fry * Right on Rainwood Park * Left on Grand Brooks * Left on Grandwood * Follow Grandwood until it curves to the left * Left on Dolan Fall Lane * Home is on the right

School Elementary: ALEXANDER ELEMENTARY SCHOOL (KATY)

School Middle: BECKENDORFF JUNIOR HIGH SCHOOL

School High: SEVEN LAKES HIGH SCHOOL

Subdivision: Grand Lakes

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,Sellers Disclosure

Disposal: 1

Exclusions: Front porch swing, Simplisafe system

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: GRAND LAKES PHASE THREE SEC 11, BLOCK 3, LOT 25

Courtesy of

List Office Name: BHGRE Gary Greene