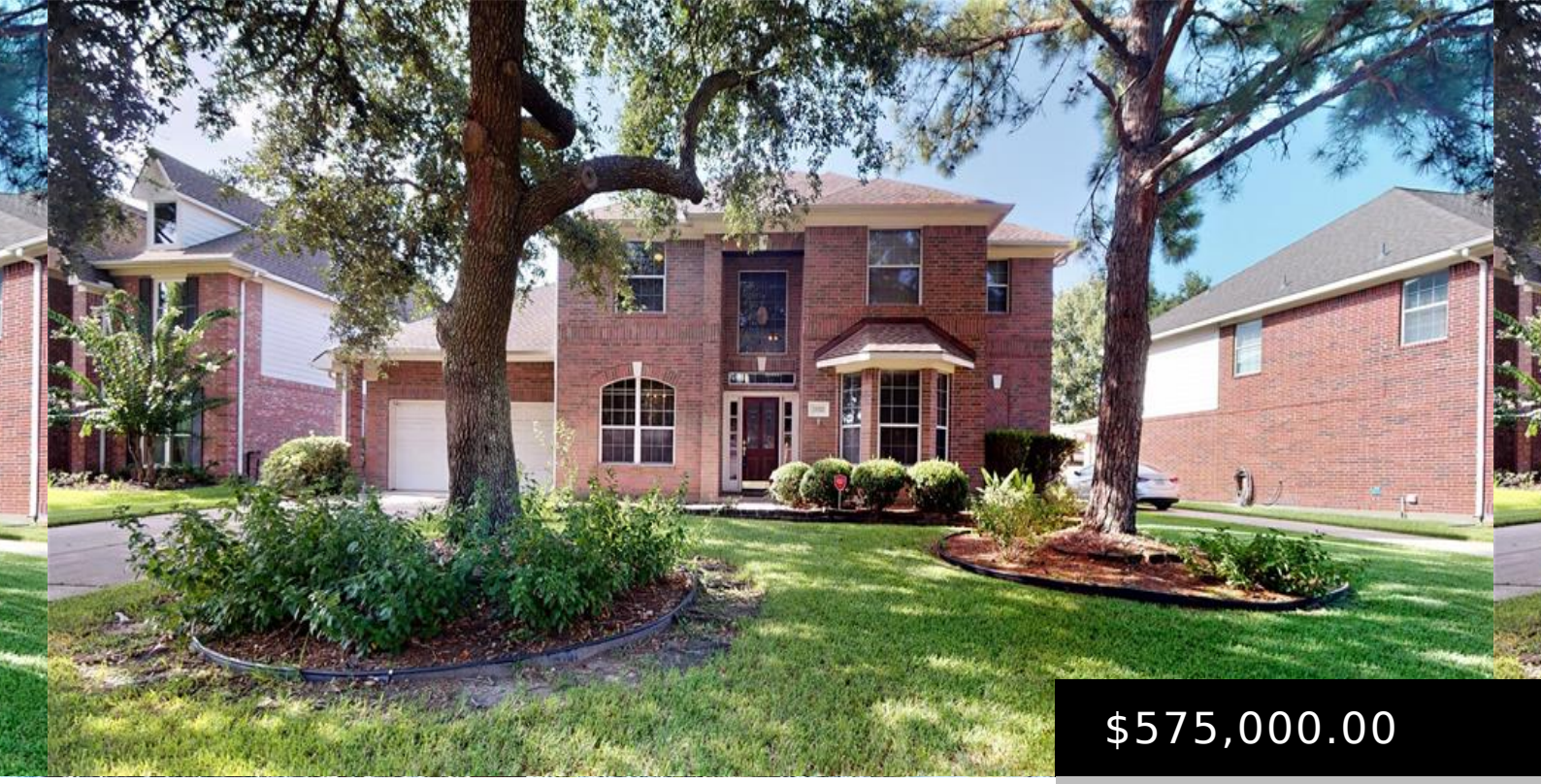


$575,000.00

## 23322 ALLISTER CT, KATY, TX 77494, USA

https://bunkerhillhomes.com

Welcome to this beautiful home nestled in the highly sought after Cinco Ranch community. As you step inside, you'll be greeted by a grand entry boasting 18 ft ceilings and luxurious wood floors, & a sweeping staircase. Entertain your guests effortlessly in the spacious game room, perfect for hosting memorable gatherings. The back yard is […]

## Rooms & Units Description

**Property title:** 23322 Allister Katy Texas 77494

**Room Count:** 7

**Room Description:** Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Gameroom Up,Living Area - 1st Floor,Utility Room in House

**Beds Max:** 4

**Bed Room Description:** Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Vanity Area

**Master Planned Community:** Cinco Ranch

**Photo Count:** 44

**HOA Mandatory:** 1

**Original List Price:** 575000.00

**Key Map:** 485U

## Property Details

**Parcel Number:** 2273-09-001-0550-914

**Lot Desciption:** Cul-De-Sac,In Golf Course Community,Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Emerald Builders Ltd

**Price Sq Ft List:** 172.47

**Acres:** 0.2112

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

**Interior:** Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Spa/Hot Tub

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener

**Garage Desc:** Attached Garage,Oversized Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric

**Pool Area:** 1

**Pool Private:** 1, In Ground

**Fireplace Description:** Gas Connections,Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,North/South Exposure

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

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Golf Course:** Golf Club at Cinco Ranch

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 2.2625

**Tax Amount:** 9792

**Tax Year:** 2022

**Other Mandatory Fee:** TRANSFER FEE

**Fee Other:** 1

**Fee Other Amount:** 250

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 36

**County Or Parish:** Fort Bend

**School District:** 30 - Katy

**Directions:** HEAD SOUTH ON GRAND PARKWAY/99 TO WESTHEIMER PKWY. HEAD EAST ON WESTHEIMER PARKWAY. TURN LEFT ON TORCHLITE TERRACE. TURN LEFT ON ALLISTER.

**School Elementary:** WILLIAMS ELEMENTARY SCHOOL (KATY)

**School Middle:** BECK JUNIOR HIGH SCHOOL

**School High:** CINCO RANCH HIGH SCHOOL

**Subdivision:** Cinco Ranch

**Geo Market Area:** Katy - Southeast

**State:** Texas

**Zip:** 77494

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exemptions:** H,,,,,,,,,,,

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

**Range Type:** Gas Cooktop

**Legal:** CINCO RANCH GREENWAY VILLAGE SEC 9, BLOCK 1, LOT 55

**Legal Subdivision:** CINCO RANCH GREENWAY VILLAGE

**DOM:** 17

## Courtesy of

**List Office Name:** Walzel Properties