

$285,000.00

## 24611 BASTIANI CANVAS LN, KATY, TX 77493, USA

https://bunkerhillhomes.com

Welcome to this exquisite masterpiece nestled in the heart of Katy, TX. This contemporary home offers a harmonious blend of elegant design, top-notch craftsmanship, and unparalleled comfort. Situated in the desirable community of Katy, this residence boasts a prime location that combines convenience and tranquility. This spacious home offers 3bedrooms, providing ample space for your […]

## Rooms & Units Description

**Property title:** 24611 Bastiani Canvas Katy Texas 77493

**Room Count:** 7

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Living Area - 1st Floor,Utility Room in House

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

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**Photo Count:** 27

**HOA Mandatory:** 1

**Original List Price:** 285000.00

**Green Certification:** Energy Star Qualified Home

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 141-701-002-0044

**Lot Desciption:** Corner

**Style:** Contemporary/Modern

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

**Builder Name:** Legend Homes

**Price Sq Ft List:** 178.80

**Acres:** 0.1265

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

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Vinyl Plank

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Green Space,Back Yard Fenced,Covered Patio/Deck,Cross Fenced,Porch,Side Yard

**Interior:** Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Electric

**Cool System:** Central Electric,Central Gas

**Pool Area:** 1

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Blown Fiberglass,North/South Exposure

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room,Pantry

**Oven Type:** Convection Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Water District

**Countertops:** Marble

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 3.3272

**Tax Amount:** 9070

**Tax Year:** 2022

## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

## Location Details

**Area:** 25

**County Or Parish:** Harris

**School District:** 30 - Katy

**Directions:** Take I-10 West & Exit Katy Fort Bend. Make a right on Katy Fort Bend and travel approx. 2.7 miles and turn right onto Heritage Dr. Upon entering community turn right onto Rosselli Brush Dr, and left onto Bastiani Canvas Ln. House will be on the right. From Grand pkwy, go west on Clay Rd for 2.9 miles, turn left onto Katy Hockley Cut off Rd and left onto Heritage Dr to enter community. Take immediate right onto Rosselli Brush Dr and left onto Bastiani Canvas Dr. House will be on your right.

**School Elementary:** FALDYN ELEMENTARY SCHOOL

**School Middle:** HASKETT JUNIOR HIGH SCHOOL

**School High:** PAETOW HIGH SCHOOL

**Subdivision:** Camillo Lakes Sec 3

**Geo Market Area:** Katy - Old Towne

**State:** Texas

**Zip:** 77493

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** Deed Restrictions

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,,

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

**Range Type:** Gas Range

**Legal:** LT 44 BLK 2 CAMILLO LAKES SEC 3

**DOM:** 5

## Courtesy of

**List Office Name:** Keller Williams Signature

