$620,000.00

## 2623 BANYON GULCH LN, KATY, TX 77493, USA

https://bunkerhillhomes.com

Welcome to your dream home in the highly sought-after Falls at Green Meadows in Katy ISD! This stunning 1.5 story home was built in 2020 and boasts an open living/kitchen dining area, a formal study, game room, primary suite and two secondary bedrooms all on the first floor. Enjoy the luxury of a loft/gameroom area [...]

# Rooms & Units Description

**Property title:** 2623 Banyon Gulch Katy Texas 77493

**Room Count:** 16

**Room Description:** Family Room,Formal Dining,Gameroom Up,Guest Suite,Home Office/Study,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

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

**Photo Count:** 35

**HOA Mandatory:** 1

**Original List Price:** 620000.00

**Green Certification:** Energy Star Qualified Home

## Property Details

**Parcel Number:** 474812-001-009-000

**Lot Desciption:** Greenbelt

**Style:** Contemporary/Modern,Traditional

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

**Builder Name:** Lennar

**Price Sq Ft List:** 149.18

**Acres:** 0.2045

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard Fenced,Fully Fenced,Patio/Deck,Porch,Sprinkler System

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

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Electric

**Cool System:** Central Electric

**Energy:** Attic Fan,Attic Vents,Ceiling Fans,Energy Star Appliances,Energy Star/CFL/LED Lights,Insulated/Low-E windows

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting,Walk-in Pantry

**Oven Type:** Double Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 3.4277

**Tax Amount:** 14673

**Tax Year:** 2021

## Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

## Location Details



**Area:** 25

**County Or Parish:** Waller

**School District:** 30 - Katy

**Directions:** From I-10 North; Right on Avenue D; Left on Franz Road; Right on Monarch Creek Lane; Right on Cottonwood Crest Lane; Left on Banyon Gulch Lane; Home will be on your left.

**School Elementary:** KATY ELEMENTARY SCHOOL

**School Middle:** KATY JUNIOR HIGH SCHOOL

**School High:** KATY HIGH SCHOOL

**Subdivision:** Falls at Green Meadows

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

**State:** Texas

**Zip:** 77493

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

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

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** S474812 FALLS AT GREEN MEADOWS SECTION 7 BLK 1 LOT 9

**Legal Subdivision:** FALLS AT GREEN MEADOW

**DOM:** 42

## Courtesy of

**List Office Name:** Redfin Corporation