$589,400.00

## 26731 WOLFS HILL LN, KATY, TX 77494, USA

https://bunkerhillhomes.com

Stunning 2 Story Entry w/ Curved Wrought Iron stairway. Dining Room w/ Columns & study w/French doors off entry. Kitchen boasts granite, Gourmet Island. New dishwasher, gas cooktop and oven. Beauitful family room with two story wall of windows & gas log fireplace & built-in shelves. Primary Suite Retreat Luxurious Bath, Columns, 3 vanities, over [...]

## Rooms & Units Description

**Property title:** 26735 Wolfs Hill Katy Texas 77494

**Room Count:** 9

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

**Beds Max:** 4

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,Primary Bed - 1st Floor,Walk-In Closet

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

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 589400.00

**Green Certification:** Energy Star Qualified Home

**Key Map:** 484T

## Property Details

**Parcel Number:** 5797-08-002-0170-914

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Westin Homes

**Price Sq Ft List:** 160.16

**Acres:** 0.1584

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Engineered Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard Fenced,Covered Patio/Deck

**Interior:** Balcony,Crown Molding,Formal Entry/Foyer,High Ceiling

**Roof:** Composition

**Foundation:** Slab on Builders Pier

**Garage Carport:** Additional Parking

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Freestanding,Gas Connections

**Fireplaces Number:** 1

**Energy:** Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,HVAC>13 SEER

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

**Oven Type:** Gas Oven

**Dishwasher:** 1

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

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick,Stone

## Fees & Taxes

**Tax Rate:** 2.6705

**Tax Amount:** 13492

**Tax Year:** 2022

**Maint Fee Includes:** Grounds,Recreational Facilities

**Other Mandatory Fee:** Transfer

**Fee Other:** 1

**Fee Other Amount:** 250

## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

## Location Details

**Area:** 36

**County Or Parish:** Fort Bend

**School District:** 30 - Katy

**Directions:** I-10, South on Grand Parkway/9, Right on Cinco Ranch Blvd., Right on Spring Green, Left on Pine Mill Ranch, Right on Turtle Canyon, Right on Butterfly Trail, Right on Wolfs Hill. Home is on the right

**School Elementary:** KEIKO DAVIDSON ELEMENTARY SCHOOL

**School Middle:** TAYS JUNIOR HIGH SCHOOL

**School High:** TOMPKINS HIGH SCHOOL

**Subdivision:** Pine Mill Ranch

**Geo Market Area:** Katy - Southwest

**State:** Texas

**Zip:** 77494

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** PINE MILL RANCH SEC 8, BLOCK 2, LOT 17

**Legal Subdivision:** PINE MILL RANCH

**DOM:** 7

## Courtesy of

**List Office Name:** C.R.Realty