

$950,000.00

2723 MERLIN WY, KATY, TX 77493, USA

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Enter a world of comfort and luxury as you step into this beautiful home. The property boasts not one, but two master suites, each complete with its opulent ensuite bathroom, offering an unparalleled level of comfort and privacy. All four bedrooms come equipped with their own bathrooms and feature grand walk-in closets. You'll find convenience […]

Rooms & Units Description

Property title: 2723 Merlin Way Katy Texas 77493

Room Count: 10

Room Description: Family Room,Formal Dining,Gameroom Down,Home Office/Study,Media,Utility Room in House

Bed Room Description: All Bedrooms Down,En-Suite Bath,Split Plan,Walk-In Closet

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

Open House Public Upcoming: Public: Sat Aug 12, 1:30PM-4:00PM

Open House Public Count: 1

Master Planned Community: Cane Island

Photo Count: 50

HOA Mandatory: 1

Original List Price: 950000.00

Green Certification: Energy Star Qualified Home,Home Energy Rating/HERS

Completed Construction Date: 2021-05-25

Property Details

Parcel Number: 422378-002-005-000

Lot Desciption: Greenbelt,Subdivision Lot

Lot Value: 1

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Highland Homes

Price Sq Ft List: 251.19

Acres: 0.3713

Acres Desciption: 1/4 Up to 1/2 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Green Space,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck

Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling,Spa/Hot Tub

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage,Tandem

No Of Garage Cap: 4

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gas Connections,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated/Low-E windows,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Butler Pantry,Instant Hot Water,Kitchen open to Family Room,Pots/Pans Drawers,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Siding: Brick

Fees & Taxes

Tax Rate: 3.2887

Tax Amount: 25357

Tax Year: 2022

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Builder

Location Details

Area: 25

County Or Parish: Waller

School District: 30 - Katy

Directions: From I-10 W, turn right on Cane island Parkway. Go left on Swift Way, through the gate, right on Merlin Way. House will be on the right.

School Elementary: ROBERTSON ELEMENTARY SCHOOL (KATY)

School Middle: KATY JUNIOR HIGH SCHOOL

School High: KATY HIGH SCHOOL

Subdivision: Cane Island Sec 18

Geo Market Area: Katy - Old Towne

State: Texas

Zip: 77493

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

Exclusions: Hot Tub

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

Finance Available: Cash Sale,Conventional,FHA

Range Type: Gas Cooktop

Legal: S422378 CANE ISLAND 18 BLK 2 LOT 5

Legal Subdivision: Cane Island

Access: Automatic Gate

DOM: 13

Courtesy of

List Office Name: The Ferguson Fisher Group