

$480,000.00

## 2730 WOLLEMI PNE TRL, KATY, TX 77449, USA

https://bunkerhillhomes.com

Outstanding home on waterfront lot in Morton Creek Ranch. Bright interior with abundant natural light and open floor plan. First level includes formal living room with built-in shelving which can easily be used as a home office, foyer with grand sweeping staircase, family room with fireplace opens to the island kitchen, breakfast room and formal […]

## Rooms & Units Description

**Property title:** 2730 Wollemi Pine Katy Texas 77493

**Room Count:** 11

**Room Description:** Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Living Area - 1st Floor,Media

**Beds Max:** 4

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

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

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 480000.00

## Property Details

**Parcel Number:** 140-708-001-0007

**Lot Desciption:** Greenbelt,Subdivision Lot,Water View

**Style:** Traditional

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

**Builder Name:** Briarwood Homes

**Price Sq Ft List:** 127.80

**Acres:** 0.1515

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

**Utility District:** 1

## Property Features

**Exterior:** Back Yard Fenced,Covered Patio/Deck,Screened Porch,Side Yard,Sprinkler System

**Interior:** Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows

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

**Oven Type:** Freestanding Oven,Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick,Cement Board

**Water Amenity:** Lake View, Lake View

## Fees & Taxes

**Tax Rate:** 3.1872

**Tax Amount:** 15456

**Tax Year:** 2022

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

**Other Mandatory Fee:** Resale Cert/Transfer Fee/Cap Fee

**Fee Other:** 1

**Fee Other Amount:** 375/295/400

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-08-08T09:24:28.747



## Location Details

**Area:** 25

**County Or Parish:** Harris

**School District:** 30 - Katy

**Directions:** From Grand Parkway, head West on Morton Ranch Road. Turn Left at the light at Winchester Ranch Trail, Right on Sweet Acacia Trail, street will turn left to Wollemi Pine, home on left.

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

**School Middle:** HASKETT JUNIOR HIGH SCHOOL

**School High:** PAETOW HIGH SCHOOL

**Subdivision:** Morton Creek Ranch

**Geo Market Area:** Katy - North

**State:** Texas

**Zip:** 77493

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions,Restricted

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

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

**Finance Available:** Cash Sale,Conventional

**Range Type:** Freestanding Range,Gas Range

**Legal:** LT 7 BLK 1 MORTON CREEK RANCH SEC 21

**Legal Subdivision:** MORTON CREEK RANCH

**DOM:** 15

## Courtesy of

**List Office Name:** The Kossev Group