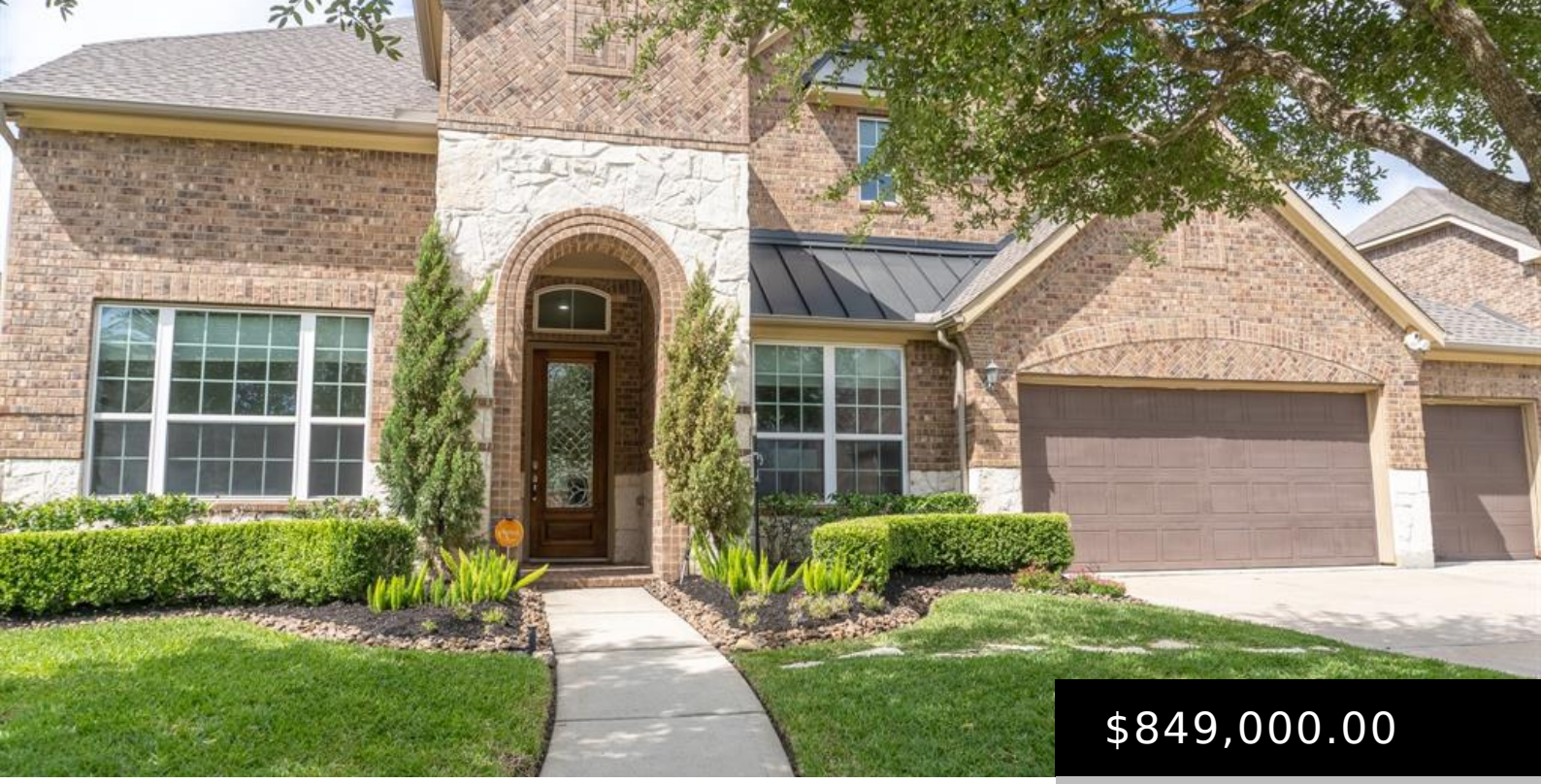


$849,000.00

3410 LEANING WILLOW DR, KATY, TX 77494, USA

https://bunkerhillhomes.com

This ELEGANT, MODERN breathtaking home with high-end finished through-out, Offers tons of customs upgrades from builder and designer touches! Features an amazing gourmet kitchen with extra island perfect for gathering. Beautiful porcelain flooring throughout the expansive living space offers unique living area, with custom made fireplace and large windows allowing natural light. Spacious breakfast area, […]

Rooms & Units Description

Property title: 3410 Leaning Willow Katy Texas 77494

Room Count: 16

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

Beds Max: 5

Bed Room Description: 1 Bedroom Up,2 Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Shower Only

Photo Count: 50

HOA Mandatory: 1

Original List Price: 849000.00

Green Certification: Energy Star Qualified Home

Key Map: 484U

Property Details

Parcel Number: 5201-01-001-0060-914

Lot Desciption: Subdivision Lot

For Lease: 1

Style: Contemporary/Modern,Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 206.47

Acres: 0.2202

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Bamboo,Engineered Wood,Tile

Restrictions: Deed Restrictions,Zoning, Deed Restrictions,Zoning

Utility District: 1

Property Features

Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Fully Fenced,Outdoor Kitchen,Patio/Deck,Private Driveway,Sprinkler System

Interior: Alarm System - Owned,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Split Level,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 3

Heat System: Central Electric

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections

Fireplaces Number: 1

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Water District

Microwave: 1

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.6705

Tax Amount: 16049

Tax Year: 2022

Maint Fee Includes: Grounds,Recreational Facilities

Fee Other: 1

Fee Other Amount: 300

Basics

Baths Full: 4

Year Built Src: Appraisal District

Location Details

Area: 36

County Or Parish: Fort Bend

School District: 30 - Katy

Directions: Head west on I-10 and exit Pink Oak Rd. Turn left onto Pink Oak Rd., Turn Right onto Katy Flewellen and travel 1.5 miles, Turn left onto Gaston Rd., and left onto Roesner Rd. turn left on Larch Valley Dr. , turn left onto Lazy Fields Dr., Leaning Willow house is on the Left side.

School Elementary: WOODCREEK ELEMENTARY SCHOOL

School Middle: CINCO RANCH JUNIOR HIGH SCHOOL

School High: TOMPKINS HIGH SCHOOL

Subdivision: Monterrey At Willowbend Sec 1

Geo Market Area: Katy - Southwest

State: Texas

Zip: 77494

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Zoning

Connections: Gas Dryer Connections,Washer Connections

Disclosures: Mud,Owner/Agent,Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: MONTERREY AT WILLOWBEND SEC 1, BLOCK 1, LOT 6

DOM: 13

Courtesy of

List Office Name: REALM Real Estate Professional