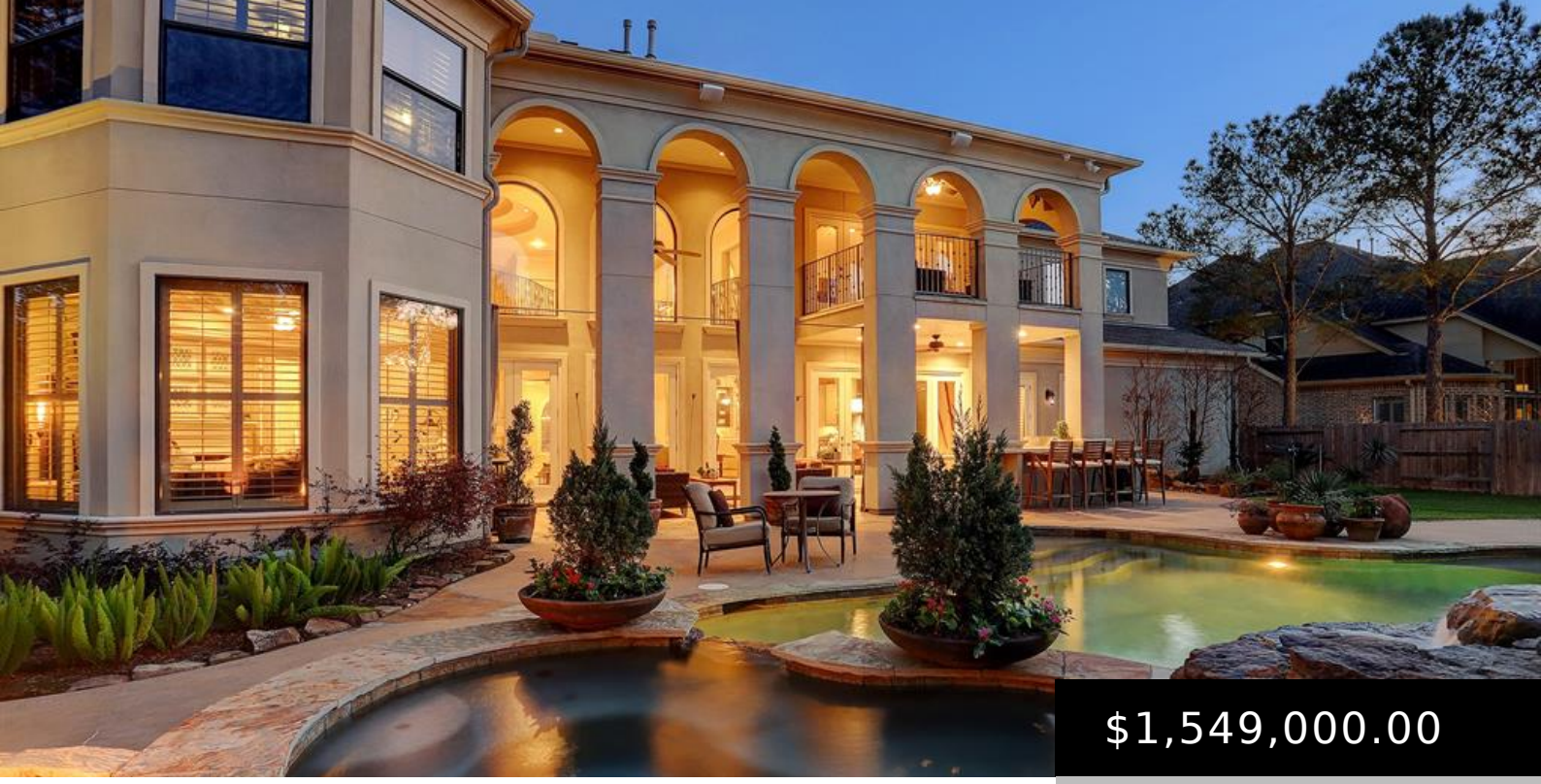


$1,549,000.00

## 4810 HOLLOWVINE LN, KATY, TX 77494, USA

https://bunkerhillhomes.com

Luxury living awaits you in this stunning custom-built Mediterranean-style home located in gated Cinco Ranch. This exquisite home features 4 bedrooms,3 full baths,2 half baths, 3-car A/C garages w/epoxy flooring & huge cul-de-sac lot w/mature prof landscaping. Luxurious finishes, high-end appliances, attention to detail throughout. Home includes a large office w/built ins, gorgeous formal dining [...]

## Rooms & Units Description

**Property title:** 4810 Hollowvine Katy Texas 77494

**Room Count:** 13

**Room Description:** Breakfast Room,Den,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Media,Utility Room in House

**Beds Max:** 4

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

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Master Planned Community:** Cinco Ranch

**Photo Count:** 44

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 1549000.00

**Key Map:** 485S

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 2290-28-002-0260-914

**Lot Desciption:** Cul-De-Sac,In Golf Course Community,Subdivision Lot

**Style:** Mediterranean

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

**Builder Name:** Bayer Homes

**Price Sq Ft List:** 308.26

**Acres:** 0.4199

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Engineered Wood,Slate,Stone,Tile,Travertine,Wood

**Ownership:** Full Ownership

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

**Utility District:** 1

## Property Features

**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Balcony,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Fully Fenced,Outdoor Kitchen,Patio/Deck,Porch,Side Yard,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

**Interior:** Alarm System - Owned,Balcony,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Spa/Hot Tub,Wet Bar,Wired for Sound

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Additional Parking,Auto Garage Door Opener

**Garage Desc:** Attached Garage,Oversized Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Pool Private:** 1, Gunite,Heated,In Ground

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 2

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pot Filler,Second Sink,Soft Closing Cabinets,Under Cabinet Lighting,Walk-in Pantry

**Oven Type:** Double Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Golf Course:** Golf Club at Cinco Ranch

**Siding:** Stone,Stucco

## Fees & Taxes

**Tax Rate:** 2.4323

**Tax Amount:** 23373

**Tax Year:** 2022

**Maint Fee Includes:** Grounds,Limited Access Gates,Recreational Facilities

**Other Mandatory Fee:** HOA transfer fee

**Fee Other:** 1

**Fee Other Amount:** 350

## Basics

**Baths Full:** 3

**Baths Half:** 2

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-19T07:48:24.423

## Location Details

**Area:** 36

**County Or Parish:** Fort Bend

**School District:** 30 - Katy

**Directions:** I-10 West to Grand Parkway south, right on Cinco Ranch Blvd, Rt on Claircrest, left on Cinco Estates, Right on Raven Bluff, Left on Terrace Arbor, Right on Hollowvine, home is on the left.

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

**School Middle:** BECKENDORFF JUNIOR HIGH SCHOOL

**School High:** SEVEN LAKES HIGH SCHOOL

**Subdivision:** Cinco Ranch

**Geo Market Area:** Katy - Southwest

**State:** Texas

**Zip:** 77494

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions,Restricted

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

**Disclosures:** Exclusions,Mud,Sellers Disclosure

**Disposal:** 1

**Exclusions:** Yes

**Exemptions:** Homestead

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** CINCO RANCH WEST SEC 28, BLOCK 2, LOT 26

**Access:** Automatic Gate

**DOM:** 18

## Courtesy of

**List Office Name:** RE/MAX Cinco Ranch