

$394,995.00

## 5606 GRIZZLY BEAR WY, KATY, TX 77449, USA

https://bunkerhillhomes.com

**This home is under contract** This amazing KB Home in the community of Enclave at Bear Creek is exactly what you’re looking for, boasting a beautiful brick front, vinyl plank flooring, and wrought iron spindles. Spend all day long in the kitchen, complete with granite countertops, stainless steel Energy Star® appliances, 42-in. cabinets, pendant lighting, […]

## Rooms & Units Description

**Property title:** 5642 Smokey Bear Katy Texas 77449

**Room Count:** 7

**Room Description:** Family Room,Loft

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Walk-In Closet

**Master Bath Desc:** Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 6

**HOA Mandatory:** 1

**Original List Price:** 404311.00

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

## Property Details

**Parcel Number:** NA

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** KB Home

**Price Sq Ft List:** 149.28

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

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** To Be Built/Under Construction

**Stories:** 2

**Floors:** Carpet,Tile,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

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

**Interior:** Fire/Smoke Alarm

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Energy:** Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulation - Other,Radiant Attic Barrier

**Kitchen Desc:** Walk-in Pantry

**Oven Type:** Single Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 2.68

**Tax Year:** 2022

**Other Mandatory Fee:** Cap Fee and Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 750 + 150

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-28T14:56:21.400

**Completion Date:** 2023-08-31

## Location Details

**Area:** 25

**County Or Parish:** Harris

**School District:** 13 - Cypress-Fairbanks

**Directions:** Leaving downtown heading on I10 west towards Katy, take exit and turn right on to Greenhouse Rd. Left onto West Little York, left onto Ranch Canyon Dr, left on to Eagle Sky Blvd. Model address: 5606 Grizzly Bear Way, Katy,TX 77449

**School Elementary:** HEMMENWAY ELEMENTARY SCHOOL

**School Middle:** ROWE MIDDLE SCHOOL

**School High:** CYPRESS PARK HIGH SCHOOL

**Subdivision:** Enclave at Bear Creek

**Geo Market Area:** Bear Creek South

**State:** Texas

**Zip:** 77449

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**DOM:** 34

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** Lot 18 Block 1

## Courtesy of

**List Office Name:** KB Home Houston