$439,900.00

6234 PRESIDIO CANYON DR, KATY, TX 77450, USA

https://bunkerhillhomes.com

GATED COMMUNITY in highly desirable location of Cinco Ranch.The community offers many amenities: covered basketball court, tennis courts, swimming pools, dog park, playgrounds, soccer field, baseball field, on-site gym, and more. Take advantage of the hike and bike trails, enjoy local entertainment within minutes from home, and shopping! This stunning and so spacious 5/6 bedrooms [...]

Rooms & Units Description

Property title: 6234 Presidio Canyon Katy Texas 77450

Room Count: 8

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Media,Quarters/Guest House

Beds Max: 6

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

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

Master Planned Community: Canyon Gate at Cinco Ranch

Photo Count: 40

Guest House Sq Ft Source: Seller

HOA Mandatory: 1

Original List Price: 449900.00

Key Map: 526B

Property Details

Parcel Number: 2251-02-001-0350-914

Lot Desciption: Cul-De-Sac

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 151.06

Acres: 0.1791

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Fully Fenced,Patio/Deck

Roof: Wood Shingle

Foundation: Slab

Garage Desc: Detached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Freestanding

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry

Oven Type: Double Oven,Gas Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Siding: Brick

Fees & Taxes

Tax Rate: 2.5691 **Tax Amount:** 9644

Tax Year: 2022 **Maint Fee Includes:** Clubhouse,On Site Guard,Other,Recreational Facilities

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-06-29T17:48:27.327

Location Details

Area: 36

County Or Parish: Fort Bend

School District: 30 - Katy

Directions: Head East on I-10, Exit 747B. In 5,3 miles, turn left on N Fry Rd., in 1 mile turn left onto S Mason Rd, in 0.8 miles, turn left into Canyon Gate Blvd,. In 0,1 miles turn left to Jacob Street, in 200 ft, turn right to Presidio Canyon. House is on your right.

School Elementary: CREECH ELEMENTARY SCHOOL

School Middle: BECK JUNIOR HIGH SCHOOL

School High: CINCO RANCH HIGH SCHOOL

Subdivision: Canyon Gate Cinco Ranch Sec 2

Geo Market Area: Katy - Southeast

State: Texas

Zip: 77450

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,Tenant Occupied

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,Investor,Texas Veterans Land Board,USDA Loan,VA

Range Type: Gas Cooktop,Gas Range

Legal: CANYON GATE CINCO RANCH SEC 2, BLOCK 1, LOT 35

DOM: 45

Courtesy of

List Office Name: Walzel Properties