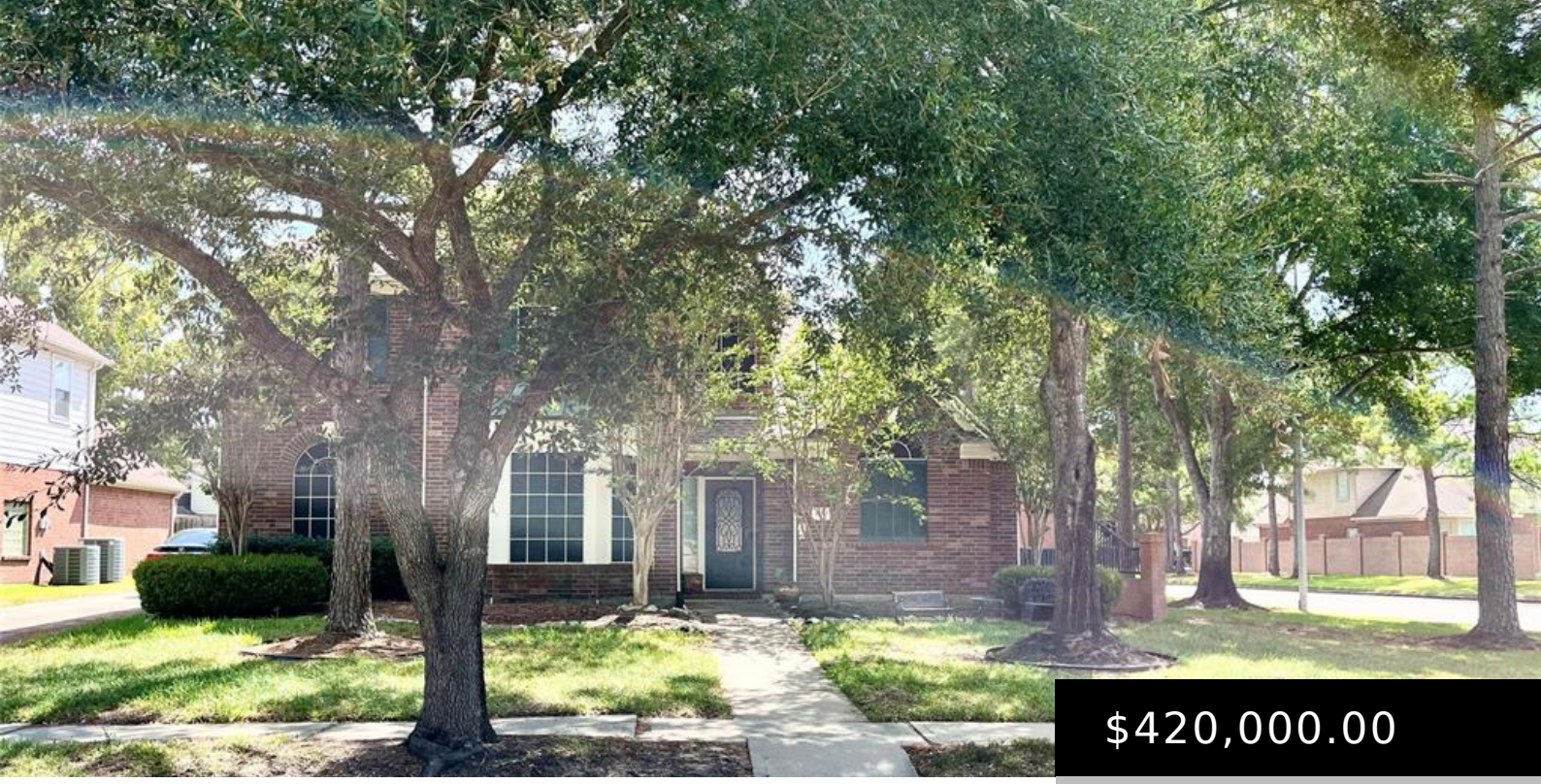


$420,000.00

6267 CLEAR CANYON DR, KATY, TX 77450, USA

https://bunkerhillhomes.com

Beautiful 2 story gem in the exciting community of Canyon Gate Cinco Ranch. 24 hour manned gate attendant for round the clock security. Fun community events plus amenities that include tennis courts, multiple pools, a beach club, playgrounds, a golf course and club, walking trails, highly rated KISD schools. Inside you’ll find a gourmet chefs […]

Rooms & Units Description

Property title: 6267 Clear Canyon Drive Katy Texas 77450

Room Count: 10

Room Description: Family Room,Formal Dining,Formal Living,Gameroom Up,Kitchen/Dining Combo,Utility Room in House

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

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

Master Planned Community: Canyon Gate at Cinco Ranch

Photo Count: 6

HOA Mandatory: 1

Original List Price: 420000.00

Key Map: 526B

Property Details

Parcel Number: 2251-02-002-0010-914

Lot Desciption: Corner

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 142.91

Acres: 0.1838

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Controlled Subdivision Access,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Foundation: Slab

Garage Carport: Workshop

Garage Desc: Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

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

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Golf Course: Golf Club at Cinco Ranch

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.5691

Tax Amount: 9721

Tax Year: 2022

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 350

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 36

County Or Parish: Fort Bend

School District: 30 - Katy

Directions: From Mason Road turn into Canyon Gate via manned gate secured entrance at Canyon Gate Blvd. Turn Left on Clear Canyon Dr. Home is on the corner.

School Elementary: CREECH ELEMENTARY SCHOOL

School Middle: BECK JUNIOR HIGH SCHOOL

School High: CINCO RANCH HIGH SCHOOL

Subdivision: Canyon Gate Cinco Ranch

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: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,Investor

Range Type: Gas Cooktop

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

Legal Subdivision: CANYON GATE CINCO RANCH

Access: Manned Gate

DOM: 7

Courtesy of

List Office Name: RE/MAX Cinco Ranch