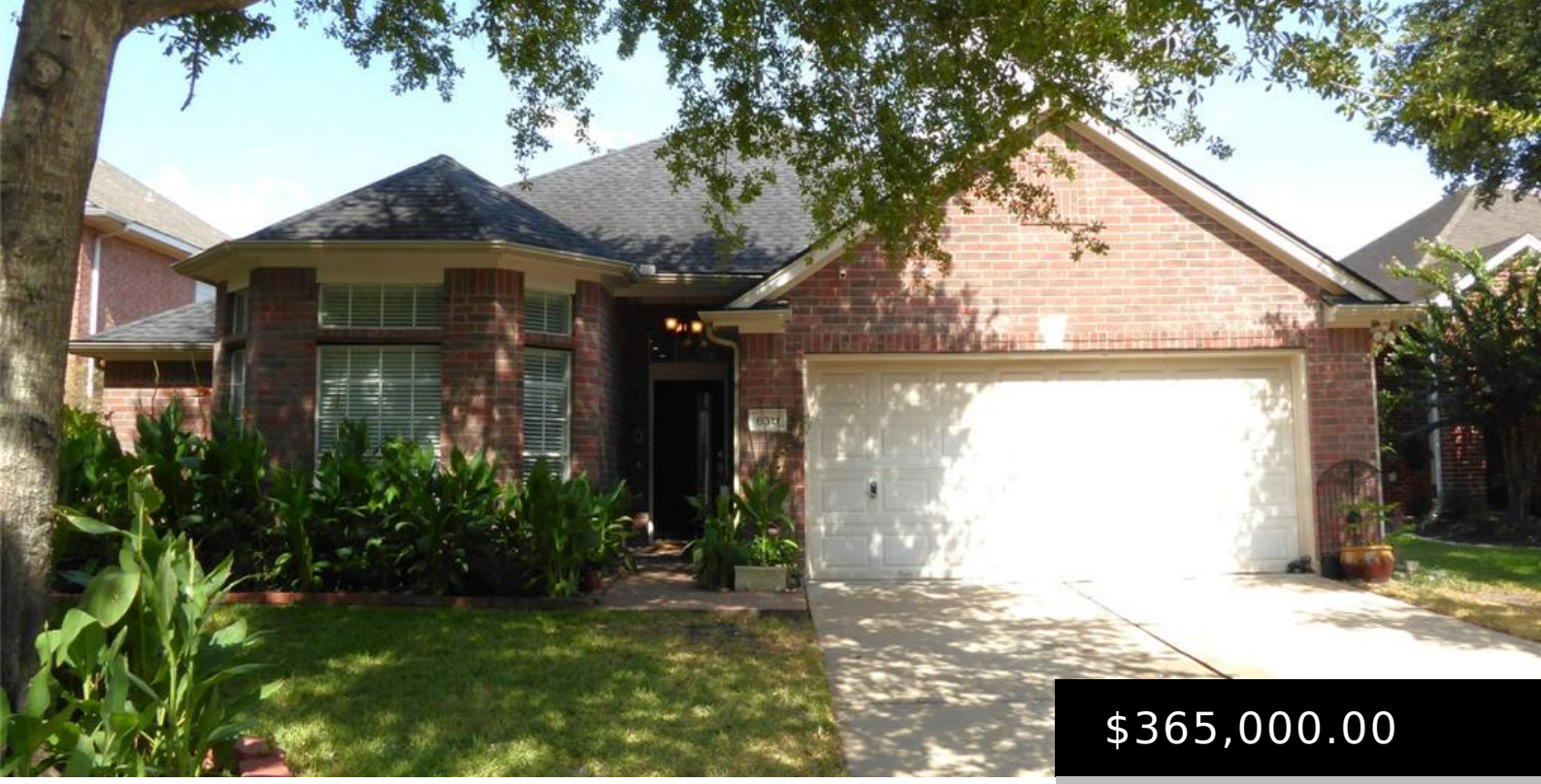


$365,000.00

6311 BEAR CANYON CT, KATY, TX 77450, USA

https://bunkerhillhomes.com

Beautiful 1 story home in Gated Community of Cinco Ranch. Home features 3 bedrooms, 2 baths, Living/Family Room, Formal Dining w/trayed ceiling, Kitchen has undermount lighting w/Breakfast Area. Spacious Primary BR w/pvt Bath & amazing walk-in closet. WIFI Nest Thermostats & WIFI Sprinkler System. Fresh neutral paint throughout. This community has it all and offers […]

Rooms & Units Description

Property title: 6311 Bear Canyon Katy Texas 77450

Room Count: 8

Room Description: 1 Living Area,Family Room,Formal Dining,Living Area - 1st Floor,Utility Room in House

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

Master Planned Community: Canyon Gate at Cinco Ranch

Photo Count: 40

HOA Mandatory: 1

Original List Price: 365000.00

Key Map: 526B

Property Details

Parcel Number: 2251-02-006-0190-914

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 177.36

Acres: 0.152

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Patio/Deck,Sprinkler System

Interior: Fire/Smoke Alarm,High Ceiling

Roof: Composition

Foundation: Slab

Garage Carport: Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat

Kitchen Desc: Breakfast Bar,Pantry

Oven Type: Single Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Siding: Brick

Fees & Taxes

Tax Rate: 2.5691

Tax Amount: 6556

Tax Year: 2022

Maint Fee Includes: Clubhouse,On Site Guard,Other,Recreational Facilities

Other Mandatory Fee: Transfer Fees

Fee Other: 1

Fee Other Amount: 350

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details

Area: 36

County Or Parish: Fort Bend

School District: 30 - Katy

Directions: Westpark Tollway - EXIT Mason Road; Turn RIGHT onto Mason Road; RIGHT onto Canyon Gate Blvd; RIGHT onto Clear Canyon Drive; LEFT onto Black Canyon Dr; LEFT onto Bear Canyon Ct, home is on the right - 6311 Bear Canyon Ct - Welcome Home!

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: Electric Dryer Connections,Washer Connections

Disclosures: Exclusions,Mud,Other Disclosures,Sellers Disclosure

Disposal: 1

Exclusions: All Potted Plants

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Freestanding Range,Gas Range

Legal: CANYON GATE CINCO RANCH SEC 2, BLOCK 6, LOT 19

Legal Subdivision: CANYON GATE CINCO RANCH

Access: Manned Gate

DOM: 5

Courtesy of

List Office Name: RE/MAX Signature