

$300,000.00

## 6443 BRIGHT FALLS LN, KATY, TX 77449, USA

https://bunkerhillhomes.com

Welcome to 6443 Bright Falls Ln in the highly sought after Cypress Falls community! This beautiful 2 story home features 3 bedrooms & 2.5 baths with a front elevation that is sure to make a great first impression. Natural light pours into the living area with high ceilings allowing for a very bright & enjoyable [...]

## Rooms & Units Description

**Property title:** 6443 Bright Falls Katy Texas 77449

**Room Count:** 9

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

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

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

**Photo Count:** 40

**HOA Mandatory:** 1

**Original List Price:** 320000.00

**Key Map:** 407S

**Vac Rental:** Allowed

## Property Details

**Parcel Number:** 125-819-004-0018

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Price Sq Ft List:** 141.51

**Acres:** 0.1323

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Laminate,Tile

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Green Space,Back Yard,Back Yard Fenced

**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

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat

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

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 2.5878

**Tax Amount:** 6632

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 250

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-08-24T13:40:20.567

## Location Details

**Area:** 25

**County Or Parish:** Harris

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

**Directions:** Take Hwy 6 N to W Little York Rd, West on W Little York Rd, Right on Green Cypress Ln, Left on Sweet Juniper Ln, Left on Bright Falls Ln. 6443 Bright Falls Ln will be at the end of the street on your left-hand side.

**School Elementary:** MCFEE ELEMENTARY SCHOOL

**School Middle:** KAHLA MIDDLE SCHOOL

**School High:** CYPRESS SPRINGS HIGH SCHOOL

**Subdivision:** Cypress Falls

**Geo Market Area:** Bear Creek South

**State:** Texas

**Zip:** 77449

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exclusions:** See Sellers Exclusions

**Range Type:** Gas Range

**Legal:** LT 18 BLK 4 CYPRESS FALLS SEC 3

**DOM:** 12



## Courtesy of

**List Office Name:** AroundTown Properties Inc