


$938,900.00

## 6706 MIRABEAU LN, KATY, TX 77493, USA

https://bunkerhillhomes.com

PERRY HOMES NEW CONSTRUCTION!!! Entry framed by home office with French doors. Extended entry with 12-foot coffered ceiling flows past large game room with French doors and formal dining room. Spacious family room with a corner wood mantel fireplace opens to morning area. Island kitchen with built-in seating space, a double wall oven, 5-burner gas […]

## Rooms & Units Description

**Property title:** 6706 Mirabeau Katy Texas 77493

**Room Count:** 10

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Down,Home Office/Study,Media,Utility Room in House

**Bed Room Description:** All Bedrooms Down,Walk-In Closet

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

**Master Planned Community:** Cane Island

**Photo Count:** 14

**HOA Mandatory:** 1

**Original List Price:** 933900.00

## Property Details

**Parcel Number:** 422391-001-011-000

**Lot Desciption:** Other

**Style:** Traditional

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

**Builder Name:** Perry Homes

**Price Sq Ft List:** 212.85

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

**Dwelling Type:** Free Standing

**New Construction:** 1

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

**Stories:** 1

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Controlled Subdivision Access,Covered Patio/Deck,Partially Fenced,Sprinkler System

**Interior:** Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric,Zoned

**Pool Area:** 1

**Fireplace Description:** Wood Burning Fireplace

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o Cooktop,Pantry

**Oven Type:** Convection Oven,Double Oven,Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Stone

**Microwave:** 1

**Siding:** Brick,Stone

## Fees & Taxes

**Tax Rate:** 3.288675

**Tax Year:** 2023

**Other Mandatory Fee:** Gated Section

**Fee Other:** 1

**Fee Other Amount:** 675

## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-05-30T16:31:39.630

**Completion Date:** 2023-08-30

## Location Details

**Area:** 25

**County Or Parish:** Waller

**School District:** 30 - Katy

**Directions:** From I-10, take exit 740 and continue straight on Interstate 10 Frontage Rd W. Turn right on FM 1463 and continue straight. Turn left onto Hwy Blvd and then turn right on Cane Island Pkwy. Take a left onto Innovation Drive and then take a left at the second model home park entrance on Kessler Point Place. The sales center will be on the left at 1914 Kessler Point Place.

**School Elementary:** ROBERTSON ELEMENTARY SCHOOL (KATY)

**School Middle:** KATY JUNIOR HIGH SCHOOL

**School High:** KATY HIGH SCHOOL

**Subdivision:** Cane Island

**Geo Market Area:** Katy - Old Towne

**State:** Texas

**Zip:** 77493

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** S422391 CANE ISLAND SECTION 31 BLK 1 LOT 11

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 108

## Courtesy of

**List Office Name:** Perry Homes Realty, LLC