$1,300,000.00

7111 KINGLET CT, KATY, TX 77493, USA

https://bunkerhillhomes.com

Welcome home. This home has the most calming, airy feel. With simple modern design this home truly makes a statement. All 5 Bedrooms include individual private full baths. There are 2 Bedrooms down. Gorgeous study with sitting area. Formal Dining space and Butler’s Pantry. Beautiful Living space with warm natural light that makes the stunning […]

Rooms & Units Description

Property title: 7111 Kinglet Katy Texas 77493

Room Count: 15

Room Description: 1 Living Area,Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

Beds Max: 5

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

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

Master Planned Community: Cane Island

Photo Count: 49

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 1300000.00

Property Details

Parcel Number: 422377-001-023-000

Lot Desciption: Cleared,Cul-De-Sac,Subdivision Lot

Style: Contemporary/Modern,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Highland Homes

Price Sq Ft List: 249.23

Acres: 0.4229

Acres Desciption: 1/4 Up to 1/2 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Engineered Wood,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Outdoor Fireplace,Patio/Deck,Private Driveway,Side Yard,Sprinkler System,Subdivision Tennis Court

Interior: 2 Staircases,Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Fiberglass,Insulation - Other,Tankless/On-Demand H2O Heater

Kitchen Desc: Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Walk-in Pantry

Oven Type: Convection Oven,Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 3.2887

Tax Amount: 31695

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: Transfer Fee & Cap Fee

Fee Other: 1

Fee Other Amount: 275+

Basics

Baths Full: 5

Baths Half: 2

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-05T13:06:03.907

Location Details

Area: 25

County Or Parish: Waller

School District: 30 - Katy

Directions: FROM CANE ISLAND PARKWAY & FRANZ ROAD: NORTH on Cane Island Parkway; LEFT on Swift Rd.; RIGHT on Merlin Way; LEFT on Kinglet Court; Listing is on RIGHT at Cul-Du-Sac.... welcome home!

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

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exemptions: Homestead

Finance Available: Cash Sale,Conventional,Investor,VA

Range Type: Gas Cooktop

Legal: S422377 CANE ISLAND 17 BLK 1 LOT 23

Legal Subdivision: Cane Island

DOM: 29

Courtesy of

List Office Name: Compass RE Texas, LLCKaty