

$725,000.00

7311 ALDER SPRINGS LN, KATY, TX 77494, USA

https://bunkerhillhomes.com

Just Reduced $10K on this Lovely 4 bedroom/1 study/3.5 bath/3 car detach garage Trendmaker home with beautiful lake and pond view, Never Flooded, well maintained and ready to move-in. Elegant Engineered wood flooring in study , master bedroom/closet downstairs, family room, dining room. Tiles in kitchen, breakfast area, pantry, laundry room and bathrooms, Soaring ceiling […]

Rooms & Units Description

Property title: 7311 Alder Springs Katy Texas 77494

Room Count: 10

Room Description: 1 Living Area,Formal Dining,Gameroom Up,Home Office/Study,Utility Room in House

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

Master Bath Desc: Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Primary Bath: Jetted Tub

Master Planned Community: Grand Lakes

Photo Count: 50

HOA Mandatory: 1

Original List Price: 735000.00

Key Map: 525B

Property Details

Parcel Number: 3532-01-001-0220-914

Lot Desciption: Subdivision Lot,Water View

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Trendmaker

Price Sq Ft List: 177.17

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Engineered Wood,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Patio/Deck,Sprinkler System,Subdivision Tennis Court

Interior: 2 Staircases,Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

Garage Desc: Detached Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 2

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows

Kitchen Desc: Kitchen open to Family Room,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board

Water Amenity: Lake View, Lake View

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-31T08:17:03.170

Location Details

Area: 36

County Or Parish: Fort Bend

School District: 30 - Katy

Directions: Grand Parkway (99) South, Right (West) on S. Fry Road, Right on Grand Trace, First Right onto Shadow Cliff, Right onto Trailstone. At curve Trailstone becomes Alder Springs Ln. Home is on right after passing the pond.

School Elementary: GRIFFIN ELEMENTARY SCHOOL (KATY)

School Middle: BECKENDORFF JUNIOR HIGH SCHOOL

School High: SEVEN LAKES HIGH SCHOOL

Subdivision: Grand Lakes

Geo Market Area: Katy - Southwest

State: Texas

Zip: 77494

City: Katy



Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Seller may be subject to foreign tax and Buyer withholding per IRS,Sellers Disclosure

Disposal: 1

Range Type: Gas Cooktop

Legal: GRAND LAKES PHASE 4 SEC 1, BLOCK 1, LOT 22

Legal Subdivision: GRAND LAKES

DOM: 23

Courtesy of

List Office Name: Texas Dreamlink Realty