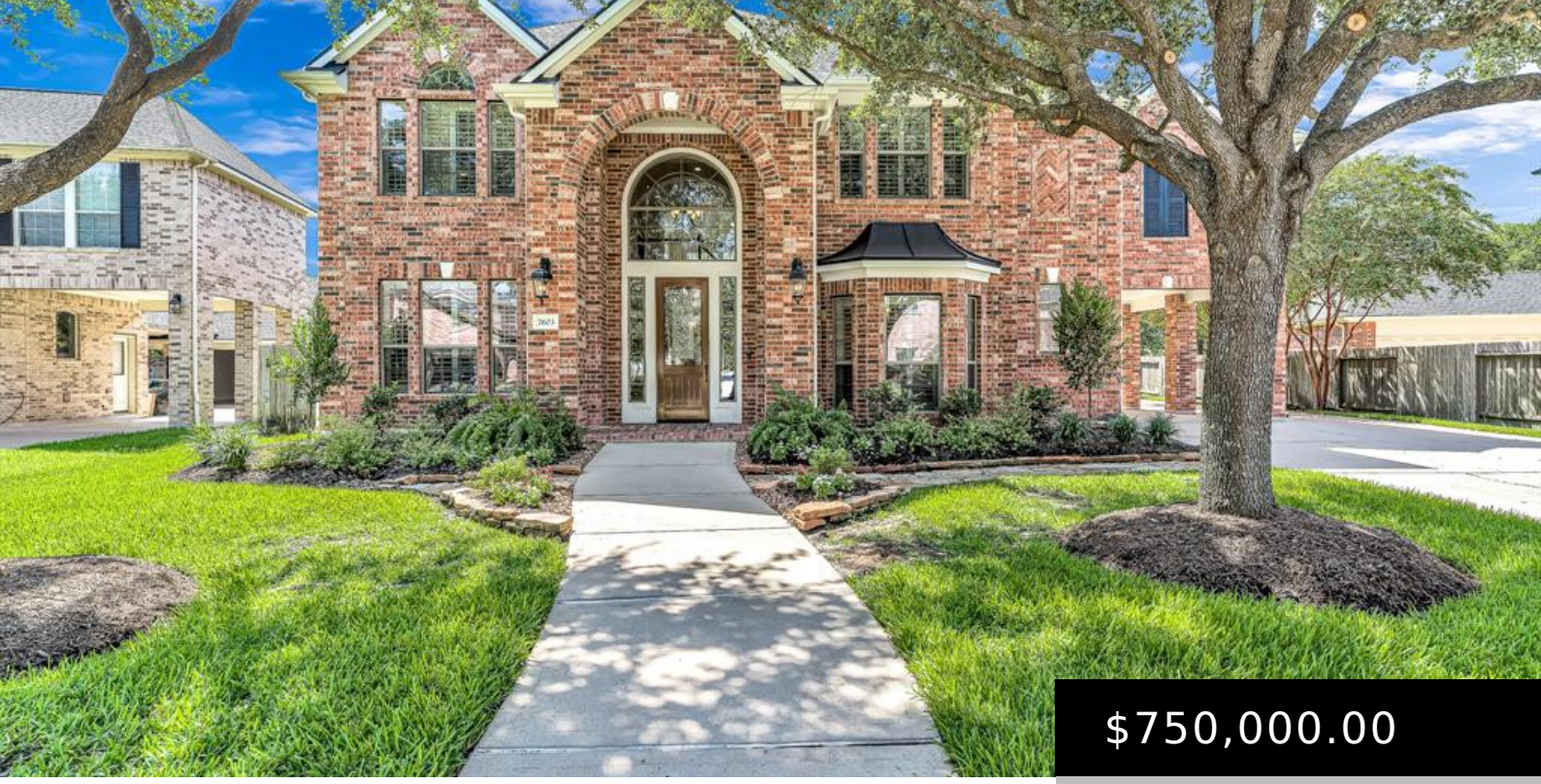


$750,000.00

7603 COURTNEY MANOR LN, KATY, TX 77494, USA

https://bunkerhillhomes.com

The ONE you've waited for! Stunning TRENDMAKER home – 5 bedrooms, 4.5 baths w/3 car detached garage plus 5 ft extension! No need to shuffle cars w/this long, wide driveway. Porte cochere w/door to kitchen for easy access. Zoned to the HIGHLY ACCLAIMED SEVEN LAKES HS! Walk to lakes, trails, parks, pool & splash pad! […]

Rooms & Units Description

Property title: 7603 Courtney Manor Katy Texas 77494

Room Count: 11

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

Beds Max: 5

Bed Room Description: En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

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

Master Planned Community: Grand Lakes

Photo Count: 47

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 750000.00

Key Map: 485X

Property Details

Parcel Number: 3532-05-001-0070-914

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Trendmaker

Price Sq Ft List: 166.78

Acres: 0.2494

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Porch,Private Driveway,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Washer Included

Roof: Composition

Foundation: Slab

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

Garage Desc: Detached Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Gas Oven,Single Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board,Wood

Fees & Taxes

Tax Rate: 2.0436

Tax Amount: 11210

Tax Year: 2022

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 350

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 36

County Or Parish: Fort Bend

School District: 30 - Katy

Directions: From TX-99 S, Take the Cinco Ranch Blvd exit, Turn right onto Cinco Ranch Blvd, Turn left onto Cinco Crossing Ln, Turn left onto S Fry Rd, Turn left onto Lake Crossing Ln, Turn right onto Courtney Manor Ln, Destination will be on the right.

School Elementary: GRIFFIN ELEMENTARY SCHOOL (KATY)

School Middle: BECKENDORFF JUNIOR HIGH SCHOOL

School High: SEVEN LAKES HIGH SCHOOL

Subdivision: Grand Lakes Ph 4

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,Gas Dryer Connections,Washer Connections

Disclosures: Mud,Other Disclosures,Sellers Disclosure

Disposal: 1

Exclusions: None

Exemptions: Homestead

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: GRAND LAKES PHASE 4 SEC 5, BLOCK 1, LOT 7

Legal Subdivision: GRAND LAKES

DOM: 6

Courtesy of

List Office Name: Keller Williams Premier RealtyKaty