



\$795,000.00

1106 CLARA KNOLL CT, KATY, TX 77494, USA

<https://test.houston-re.com>



Welcome Home to this gorgeous & immaculately maintained Coventry home in Grayson Woods! Upon entry, you are greeted by a cozy courtyard which leads into a grand foyer and family room with tons of natural light and a gas fireplace. This home features a stunning kitchen with upgraded granite/quartz countertops, two dishwashers and plenty of [...]

Rooms & Units Description



Property title: 1106 Clara Knoll Katy Texas 77494

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

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

Subdivision Lake Access YN: 1

Original List Price: 795000.00

Room Count: 8

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

Photo Count: 49

HOA Mandatory: 1

Key Map: 484K

Property Details

Parcel Number: 9551-01-002-0260-914

Style: Contemporary/Modern

Builder Name: Coventry

Acres: 0.4309

Dwelling Type: Free Standing

Floors: Concrete,Tile

Utility District: 1

Lot Description: Cul-De-Sac,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 243.49

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

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck,Sprinkler System	Interior: Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling,Wired for Sound
Roof: Composition	Foundation: Slab
Garage Carport: Double-Wide Driveway	Garage Desc: Attached Garage,Oversized Garage
No Of Garage Cap: 3	Heat System: Central Gas
Cool System: Central Electric	Fireplace Description: Gas Connections
Fireplaces Number: 1	Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Reverse Osmosis,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry
Oven Type: Gas Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Countertops: Granite/Quartz
Microwave: 1	Siding: Brick,Stucco

Fees & Taxes

Tax Rate: 3.0205	Tax Amount: 17767
Tax Year: 2022	Maint Fee Includes: Grounds
Other Mandatory Fee: transfer fee + cap fee if applicable	Fee Other: 1
Fee Other Amount: 350+ cap fee	

Basics

Baths Full: 4	Baths Half: 1
Year Built Src: Appraisal District	

Location Details



Area: 36

School District: 30 - Katy

School Elementary: WOODCREEK ELEMENTARY SCHOOL

School High: TOMPKINS HIGH SCHOOL

Geo Market Area: Katy - Southwest

Zip: 77494

County Or Parish: Fort Bend

Directions: From I-10, exit Pin Oak and head south. Take a right on Katy Flewellen. Take a left on McMurtry Ridge. Take a right on Zoyas Creek Trail. Take a right on Clara Knoll. The home is on the left.

School Middle: WOODCREEK JUNIOR HIGH SCHOOL

Subdivision: Willow Fork Groves

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Mud,Sellers Disclosure

Exclusions: TV's & mounts

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: WILLOW FORK GROVES SEC 1, BLOCK 2, LOT 26

Realist Block: Deed Restrictions

Disposal: 1

Exemptions: Homestead

Range Type: Gas Cooktop

DOM: 5

Courtesy of

List Office Name: eXp Realty, LLC

