



\$450,000.00

## 1302 SAND PINES, KATY, TX 77494, USA

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



Your dream home freshly repainted and ready for move in! This stunning 2,700+ square foot home boasts multiple living areas and a formal dining room. As you enter, you'll find soaring ceilings and plenty of natural light pouring in from all the windows. This home checks off all the boxes with a spacious first floor [...]

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### Rooms & Units Description



**Property title:** 1302 Sand Katy Texas 77494

**Room Description:** Breakfast Room,Family Room,Formal Dining,Formal Living,Living Area - 1st Floor,Living Area - 2nd Floor,Utility Room in House

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

**HOA Mandatory:** 1

**Key Map:** 485E

**Room Count:** 11

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

**Photo Count:** 39

**Original List Price:** 475000.00

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## Property Details

**Parcel Number:** 2960-02-001-0090-914

**Style:** Traditional

**Price Sq Ft List:** 164.65

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

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Subdivision Lot

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

**Acres:** 0.1857

**Dwelling Type:** Free Standing

**Floors:** Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard Fenced,Covered  
Patio/Deck,Patio/Deck,Private Driveway,Spa/Hot Tub

**Roof:** Composition

**Garage Carport:** Double-Wide Driveway

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplaces Number:** 2

**Kitchen Desc:** Breakfast Bar,Pantry

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Other

**Interior:** Crown Molding,Formal  
Entry/Foyer,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Private:** 1, In Ground

**Energy:** Ceiling Fans

**Oven Type:** Double Oven

**Water Sewer:** Public Sewer,Water  
District

**Microwave:** 1

Fees & Taxes

**Tax Rate:** 2.4445

**Tax Amount:** 6780

**Tax Year:** 2021

**Other Mandatory Fee:** Transfer

**Fee Other:** 1

**Fee Other Amount:** 275

Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-27T12:36:55.600

Location Details



**Area:** 36

**School District:** 30 - Katy

**School Elementary:** RYLANDER  
ELEMENTARY SCHOOL

**School High:** KATY HIGH SCHOOL

**Geo Market Area:** Katy - Southwest

**Zip:** 77494

**County Or Parish:** Fort Bend

**Directions:** Heading north on TX-99 N, use the right 2 lanes to take the Bay Hill Blvd exit and turn left. Turn left onto Sand Pines. The home will be on the right.

**School Middle:** WOODCREEK JUNIOR HIGH SCHOOL

**Subdivision:** The Nest / Falcon Point

**State:** Texas

**City:** Katy

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Gas Dryer Connections,Washer Connections

**Disposal:** 1

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

**Legal:** FALCON POINT SEC 2, BLOCK 1, LOT 9

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Exemptions:** Homestead

**Range Type:** Electric Cooktop

**DOM:** 53

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## Courtesy of

**List Office Name:** Orchard Brokerage

