



\$2,325,000.00

163 AUGUST LAKES DR, KATY, TX 77493, USA

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



Magnificent home in Katy's premier August Lakes. Vacation every day in this exclusive and luxurious water sports community. Skiing, fishing, paddle boarding, tubing etc is there for you like none other in Houston area. Stunning SSH custom build on 1+acre located at the top/widest part of the lake w/breathtaking panoramic water views. Designer interior finishes touching every [...]

Rooms & Units Description



Property title: 163 August Lakes Katy Texas 77493

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

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

Subdivision Lake Access YN: 1

Original List Price: 2325000.00

Room Count: 11

Bed Room Description: 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

Photo Count: 50

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 358000-001-008-000

Style: Mediterranean

Price Sq Ft List: 465.09

Acres Description: 1/2 Up to 1 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot,Water View,Waterfront

List Type: Exclusive Right to Sell/Lease

Acres: 1.0017

Dwelling Type: Free Standing

Floors: Carpet,Marble Floors,Stone,Tile,Wood

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Outdoor Fireplace,Patio/Deck,Private Driveway,Side Yard,Spa/Hot Tub,Sprinkler System

Roof: Tile

Garage Desc: Detached Garage,Oversized Garage

Heat System: Central Gas

Pool Private: 1, Gunite,In Ground

Fireplaces Number: 3

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

Dishwasher: 1

Countertops: quartz, granite

Siding: Stone,Stucco

Interior: Alarm System - Owned,Crown Molding,Disabled Access,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Wet Bar

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplace Description: Gas Connections,Gaslog Fireplace,Wood Burning Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,Insulation - Blown Fiberglass,North/South Exposure,Radiant Attic Barrier

Oven Type: Convection Oven,Double Oven

Water Sewer: Aerobic,Septic Tank

Microwave: 1

Water Amenity: Lake View,Lakefront, Lake View,Lakefront

Fees & Taxes

Tax Rate: 2.1293

Tax Year: 2021

Other Mandatory Fee: transfer

Fee Other Amount: 250

Tax Amount: 27386

Maint Fee Includes: Limited Access Gates

Fee Other: 1

Basics



Baths Full: 4

Year Built Src: Appraisal District

Baths Half: 2

Price Change Timestamp: 2023-03-08T10:26:26.150

Location Details

Area: 25

School District: 30 - Katy

School Elementary: KATY ELEMENTARY SCHOOL

School High: KATY HIGH SCHOOL

Geo Market Area: Katy - Old Towne

Zip: 77493

County Or Parish: Waller

Directions: From 99, head west on Clay Rd, left on Pitts, right into subdivision, turn right and follow to home on the left

School Middle: HASKETT JUNIOR HIGH SCHOOL

Subdivision: August Lakes Sec 1

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Sellers Disclosure

Exclusions: dining room chandelier

Finance Available: Cash Sale,Conventional,VA

DOM: 143

Realist Block: Deed Restrictions

Disposal: 1

Exemptions: Homestead,,,,,,,,,

Legal: S358000 AUGUST LAKES SECTION 1 BLK 1 LOT 8 ACRES 1.0017

Courtesy of

List Office Name: Southern Realty Group

