



\$1,200,000.00

1706 KATY SHADOW LN, KATY, TX 77494, USA

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



Indulge in luxury living. This is an architectural marvel by Toll Brothers in the exclusive section of The Reserve at Katy. Exemplary Katy ISD schools, this home offers 4 bedrooms, including a convenient second bedroom downstairs, along with 2 bedrooms featuring private en-suite baths. Over \$250K of upgrades elevates this home (detailed list attached). Step [...]

Rooms & Units Description



Property title: 1706 Katy Shadow Katy Texas 77494

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

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 44

Original List Price: 1100000.00

Room Count: 13

Beds Max: 4

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Separate Shower,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Key Map: 484E

Property Details

Parcel Number: 7213-01-001-0170-914

Style: Traditional

Builder Name: Toll Brothers

Acres: 0.2453

Dwelling Type: Free Standing

Floors: Carpet,Marble Floors,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cleared,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 286.74

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Ownership: Full Ownership

Property Features



Exterior: Back Yard,Back Yard Fenced,Outdoor Kitchen,Patio/Deck,Sprinkler System	Interior: 2 Staircases,Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Wet Bar,Wired for Sound
Roof: Tile	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Gas	Cool System: Central Electric
Pool Area: 1	Pool Private: 1, Gunite,In Ground
Fireplace Description: Gas Connections,Gaslog Fireplace	Fireplaces Number: 1
Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulated Doors,Insulated/Low-E windows,Insulation - Other,North/South Exposure	Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry
Oven Type: Double Oven	Dishwasher: 1
Water Sewer: Water District	Countertops: Granite
Microwave: 1	Siding: Stucco

Fees & Taxes

Tax Rate: 3.026	Tax Amount: 22384
Tax Year: 2022	Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities
Other Mandatory Fee: Transfer Fees	Fee Other: 1
Fee Other Amount: 350	

Basics

Baths Full: 4	Baths Half: 2
Year Built Src: Appraisal District	Price Change Timestamp: 2023-08-15T12:38:34.217

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 SPRINGGREEN BLVD. & MORGAN PARKWAY: EAST on Morgan Parkway; LEFT on Kingston Heights Ln.; RIGHT on Northhill Crossing Ln.; LEFT on Katy Shadow Ln.; Listing is on your RIGHT.... welcome home.

School Middle: WOODCREEK JUNIOR HIGH SCHOOL

Subdivision: The Reserve At Katy

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead

Range Type: Gas Cooktop

Legal Subdivision: The Reserve At Katy

Realist Block: Deed Restrictions

Disclosures: Exclusions

Exclusions: curtains; possibly Curtain rods

Finance Available: Cash Sale,Conventional

Legal: THE RESERVE AT KATY SEC 1, BLOCK 1, LOT 17

DOM: 12

Courtesy of

List Office Name: Compass RE Texas, LLCKaty

