



\$505,990.00

## 1707 ROSINGS WY, KATY, TX 77493, USA

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HATS OFF TO THE HILLCREST PLAN! Our Most Popular Single Story offers a Grand Feel, Ideal for Entertaining! 4 Bedrooms, 3 Bathrooms, Study w/ Storage, Covered Outdoor Living Space + 3 Car Garage! 14 ft. Entry leads to Wide Open Great Space with an Oversized Chef's Kitchen, Spacious Family Room and Adjacent Casual Dining! Owner's [...]

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### Rooms & Units Description



**Property title:** 1707 Rosings Katy Texas 77493

**Room Description:** Breakfast Room,Family Room,Home Office/Study,Media

**Master Planned Community:** Cane Island

**HOA Mandatory:** 1

**Green Certification:** Environments for Living,Home Energy Rating/HERS,Other Energy Report,Other Green Certification

**Room Count:** 6

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower

**Photo Count:** 27

**Original List Price:** 489990.00

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## Property Details

**Parcel Number:** 422475-001-029-000

**Style:** Traditional

**Builder Name:** Chesmar Homes

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

**New Construction:** 1

**Stories:** 1

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 213.86

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Back Yard,Back Yard Fenced,Covered Patio/Deck,Sprinkler System	<b>Interior:</b> Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage,Oversized Garage	<b>No Of Garage Cap:</b> 3
<b>Heat System:</b> Central Gas,Zoned	<b>Cool System:</b> Central Electric,Zoned
<b>Pool Area:</b> 1	<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated/Low-E windows,Other Energy Features,Radiant Attic Barrier
<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting	<b>Oven Type:</b> Convection Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Public Sewer,Public Water,Water District
<b>Countertops:</b> White Quartz	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Cement Board,Stone	

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## Fees & Taxes

<b>Tax Rate:</b> 3.29	<b>Tax Year:</b> 2023
<b>Other Mandatory Fee:</b> Gated Section Fee	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 600	

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## Basics

<b>Baths Full:</b> 3	<b>Year Built Src:</b> Builder
<b>Price Change Timestamp:</b> 2023-07-10T10:46:42.133	<b>Completion Date:</b> 2023-10-31

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## Location Details



**Area:** 25

**School District:** 30 - Katy

**School Elementary:** ROBERTSON ELEMENTARY SCHOOL (KATY)

**School High:** KATY HIGH SCHOOL

**Geo Market Area:** Katy - Old Towne

**Zip:** 77493

**County Or Parish:** Waller

**Directions:** I-10 West to Cane Island Pkwy. Exit Cane Island Pkwy. 2nd left once you enter Cane Island on Innovation. Follow Innovation to 3rd street on left, Welwyn Lane. Take Welwyn through Gates to arrive at Chesmar Homes Model Home at 1814 Rosings Way, Katy, TX 77493.

**School Middle:** KATY JUNIOR HIGH SCHOOL

**Subdivision:** Cane Island

**State:** Texas

**City:** Katy

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

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

**DOM:** 56

**Master Planned Community YN:** 1

**Connections:** Electric Dryer Connections,Washer Connections

**Disposal:** 1

**Legal:** Lot: 29 Block: 1 Section: 15

Courtesy of

**List Office Name:** Chesmar Homes

