



\$530,000.00

21422 DOLAN FALL LN, KATY, TX 77450, USA

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



Nestled within a peaceful cul-de-sac, this exquisite one-story home exudes charm & comfort. Bathed in an abundance of natural light, its well-appointed interior is a testament to modern elegance. The open-concept design seamlessly integrates the living, dining, & kitchen areas, creating an inviting space for gatherings. The kitchen has gas cooking, an abundance of counter [...]

Rooms & Units Description



Property title: 21422 Dolan Fall Katy Texas 77450

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Home Office/Study,Living Area - 1st Floor,Utility Room in House

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

Master Planned Community: Grand Lakes

Subdivision Lake Access YN: 1

Original List Price: 530000.00

Key Map: 525D

Room Count: 8

Beds Max: 4

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

Photo Count: 50

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home

Vac Rental: Not Allowed

Property Details

Parcel Number: 3531-11-003-0250-914

Style: Ranch,Traditional

Builder Name: David Powers

Acres: 0.1907

Dwelling Type: Free Standing

Floors: Carpet,Laminate,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cul-De-Sac

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 185.19

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Ownership: Full Ownership

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard Fenced,Covered
Patio/Deck,Patio/Deck,Porch,Sprinkler
System,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener,Double-
Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

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

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,Energy Star Appliances,HVAC>13
SEER,Insulated Doors,Insulated/Low-E
windows,Insulation - Blown Cellulose

Oven Type: Electric Oven

Water Sewer: Water District

Microwave: 1

Siding: Brick,Cement Board,Wood

Interior: Crown
Molding,Drapes/Curtains/Window
Cover,Fire/Smoke Alarm,Formal
Entry/Foyer

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Kitchen open to Family
Room,Pantry,Soft Closing Drawers,Walk-in
Pantry

Dishwasher: 1

Countertops: Granite

Golf Course: Meadowbrook Farms

Fees & Taxes

Tax Rate: 2.4142

Tax Amount: 11356

Tax Year: 2022

Maint Fee Includes: Courtesy Patrol,Recreational
Facilities

Other Mandatory Fee: Transfer Fee **Fee Other:** 1

Fee Other Amount: 285

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details



Area: 36

School District: 30 - Katy

School Elementary: ALEXANDER ELEMENTARY SCHOOL (KATY)

School High: SEVEN LAKES HIGH SCHOOL

Geo Market Area: Katy - Southeast

Zip: 77450

County Or Parish: Fort Bend

Directions: From Grand Parkway/99 * Exit Fry road * East on Fry * Right on Rainwood Park * Left on Grand Brooks * Left on Grandwood * Follow Grandwood until it curves to the left * Left on Dolan Fall Lane * Home is on the right

School Middle: BECKENDORFF JUNIOR HIGH SCHOOL

Subdivision: Grand Lakes

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exclusions: Front porch swing, Simplisafe system

Range Type: Gas Cooktop

Master Planned Community YN: 1

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

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: GRAND LAKES PHASE THREE SEC 11, BLOCK 3, LOT 25

Courtesy of

List Office Name: BHGRE Gary Greene

