



2203 MYRTLE MNR LN, KATY, TX 77493, USA

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



New Construction by Shea Homes.WATER VIEW! Plan 6050. Est Completion 4/2024.This gorgeous 2-story home features 5 bedrooms, 4.5 baths, and a 3-car tandem garage. As you walk through the front door, you will immediately see the water view, curved staircase, & high ceilings that extend into the great room. A 16' Stacking slider door leads [...]

Rooms & Units Description



Property title: 2203 Myrtle Manor Katy Texas 77493	Room Count: 13
Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media	Beds Max: 5
Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet	Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo
Master Planned Community: Cane Island	Photo Count: 11
HOA Mandatory: 1	Original List Price: 872990.00
Green Certification: Energy Star Qualified Home,Green Built Gulf Coast,Home Energy Rating/HERS	Vac Rental: Not Allowed

Property Details

Parcel Number: NA	Lot Description: Subdivision Lot,Water View
Style: French	List Type: Exclusive Right to Sell/Lease
Builder Name: Shea Homes	Price Sq Ft List: 196.58
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
New Construction: 1	New Construction Desc: To Be Built/Under Construction
Stories: 2	Floors: Carpet,Laminate,Tile
Ownership: Full Ownership	Restrictions: Deed Restrictions, Deed Restrictions
Utility District: 1	

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Fully Fenced,Outdoor Kitchen,Sprinkler System

Roof: Composition

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

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Oven Type: Double Oven

Water Sewer: Public Sewer,Water District

Microwave: 1

Water Amenity: Lake View, Lake View

Interior: Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Wired for Sound

Foundation: Slab

Garage Desc: Attached Garage,Tandem

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pots/Pans Drawers,Walk-in Pantry

Dishwasher: 1

Countertops: Quartz

Siding: Stucco

Fees & Taxes

Tax Rate: 3.2

Other Mandatory Fee: Capitalization Fee

Fee Other Amount: 1320

Tax Year: 2024

Fee Other: 1

Basics

Baths Full: 4

Year Built Src: Builder

Baths Half: 1

Completion Date: 2024-03-31

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: 1-10 West and take the Cane Island Parkway exit. Continue on Cane Island Parkway over Hwy 90 into the entrance of the community. Turn left onto Franz Rd. Left onto Myrtle Manor Lane. Follow until 2203 on the right.

School Middle: KATY JUNIOR HIGH SCHOOL

Subdivision: Cane Island

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: Lot 12 Block 1 Section 13

DOM: 5

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: Cane Island

Courtesy of

List Office Name: eXp Realty, LLC

