



**\$225,000.00**

**22035 BIRCH VALLEY DR, KATY, TX 77450, USA**

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

4/2/2- one story on treelined street in Creekstone subdivision. Main sewer line replaced 2022, New garage door and motor replaced in 2020, water heater less than 5 years old. Lovely entry opens into formal living / dining with brick wood burning fireplace. Large den in center of house has breakfast bar to kitchen. Kitchen has [...]

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## Rooms & Units Description



**Property title:** 22035 Birch Valley Katy Texas 77450

**Room Count:** 9

**Room Description:** Den,Formal Dining,Formal Living,Living Area - 1st Floor,Utility Room in House

**Beds Max:** 4

**Bed Room Description:** All Bedrooms Down,Primary Bed - 1st Floor

**Master Bath Desc:** Primary Bath: Soaking Tub,Primary Bath: Tub/Shower Combo,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 18

**HOA Mandatory:** 1

**Original List Price:** 235000.00

**Key Map:** 485M

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## Property Details

**Parcel Number:** 114-238-004-0036

**Style:** Traditional

**Builder Name:** Standard Pacific

**Acres:** 0.1509

**Dwelling Type:** Free Standing

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 122.02

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

**Stories:** 1

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## Property Features

**Exterior:** Back Yard Fenced,Covered Patio/Deck,Porch

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Wood Burning Fireplace

**Energy:** Ceiling Fans

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Microwave:** 1

**Interior:** High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar

**Dishwasher:** 1

**Countertops:** Tile

**Siding:** Brick



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# Fees & Taxes

|                              |                                          |
|------------------------------|------------------------------------------|
| <b>Tax Rate:</b> 2.2047      | <b>Tax Amount:</b> 4857                  |
| <b>Tax Year:</b> 2022        | <b>Other Mandatory Fee:</b> transfer fee |
| <b>Fee Other Amount:</b> 250 |                                          |

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# Basics

|                                                        |                                           |
|--------------------------------------------------------|-------------------------------------------|
| <b>Baths Full:</b> 2                                   | <b>Year Built Src:</b> Appraisal District |
| <b>Price Change Timestamp:</b> 2023-08-26T11:12:15.860 |                                           |

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# Location Details

|                                                             |                                                                                                                                                                |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area:</b> 36                                             | <b>County Or Parish:</b> Harris                                                                                                                                |
| <b>School District:</b> 30 - Katy                           | <b>Directions:</b> I-10 West to South on 99. Take Highland Knolls exit, left under freeway. Left on Grand Junction Dr. Left on Birch Valley Dr. House on left. |
| <b>School Elementary:</b> CIMARRON ELEMENTARY SCHOOL (KATY) | <b>School Middle:</b> WEST MEMORIAL JUNIOR HIGH SCHOOL                                                                                                         |
| <b>School High:</b> CINCO RANCH HIGH SCHOOL                 | <b>Subdivision:</b> Creekstone                                                                                                                                 |
| <b>Geo Market Area:</b> Katy - Southeast                    | <b>State:</b> Texas                                                                                                                                            |
| <b>Zip:</b> 77450                                           | <b>City:</b> Katy                                                                                                                                              |

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# Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

**Legal Subdivision:** CREEKSTONE

**Realist Block:** Deed Restrictions

**Disclosures:** Exclusions, Mud, Reports  
Available, Sellers Disclosure

**Exclusions:** TV's, Window unit AC

**Finance Available:** Cash Sale, Conventional

**Legal:** LT 36 BLK 4 CREEKSTONE SEC 1

**DOM:** 6

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## Courtesy of

**List Office Name:** Busy Bee Realty

