



\$470,000.00

## 2214 FALCON KNOLL LN, KATY, TX 77494, USA

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



Beautiful spacious 4-Bedroom and 2.5 Bath home in the Falcon Ranch community of Katy. This traditional home exhibits high ceilings with excellent floor plan. New roof and recent upgraded A/C and Heating system. Well maintained and ready to move in. Situated in quiet street of a well established community and zoned to highly ranked Katy [...]

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## Rooms & Units Description

**Property title:** 2214 Falcon Knoll Katy Texas 77494

**Open House Public Upcoming:** Public: Sat Sep 2, 2:00PM-5:00PM

**Photo Count:** 49

**Original List Price:** 470000.00

**Room Count:** 9

**Open House Public Count:** 1

**HOA Mandatory:** 1

**Key Map:** 485N



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## Property Details

<b>Parcel Number:</b> 2965-04-003-0090-914	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 170.78	<b>Acres:</b> 0.1531
<b>Acres Description:</b> 0 Up To 1/4 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 2	<b>Floors:</b> Laminate,Tile
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions
<b>Utility District:</b> 1	

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## Property Features

<b>Interior:</b> Fire/Smoke Alarm,High Ceiling	<b>Roof:</b> Composition
<b>Foundation:</b> Slab	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Attic Fan,Ceiling Fans	<b>Oven Type:</b> Electric Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Water District
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Cement Board,Wood

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## Fees & Taxes

<b>Tax Rate:</b> 2.8325	<b>Tax Amount:</b> 8041
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Recreational Facilities
<b>Other Mandatory Fee:</b> Estimated transfer fee	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 375	



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## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 36

**County Or Parish:** Fort Bend

**School District:** 30 - Katy

**Directions:** Head I-10 W. take South Grand Pkwy 99 and exit Bay hill Blvd. Make a right on Bay Hill Blvd and turn left on Falcon landing Blvd, turn right on Falcon Knoll Lane. The property is left on Falcon knoll Lane.

**School Elementary:** RYLANDER ELEMENTARY SCHOOL

**School Middle:** CINCO RANCH JUNIOR HIGH SCHOOL

**School High:** CINCO RANCH HIGH SCHOOL

**Subdivision:** Falcon Ranch Sec 4

**Geo Market Area:** Katy - Southwest

**State:** Texas

**Zip:** 77494

**City:** Katy

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exemptions:** Homestead,,,,Senior,

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

**Range Type:** Electric Cooktop

**Legal:** FALCON RANCH SEC 4, BLOCK 3, LOT 9

**DOM:** 3

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## Courtesy of

**List Office Name:** Keller Williams Realty - Memor

