



\$489,900.00

2227 FALCON BROOK DR, KATY, TX 77494, USA

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



Rare find! 1-story split floor plan w/4 bedrooms & 3 full baths in the highly desired Firethorne West. Private study w/custom built-ins & French doors for the at-home professional. Open dining room w/a stylish chandelier is perfect for entertaining. Spacious family room w/a stone fireplace & picture-perfect views of the yard opens to a formal [...]

Rooms & Units Description



Property title: 2227 Falcon Brook Katy Texas 77494

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

Bed Room Description: All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Master Planned Community: Firethorne

HOA Mandatory: 1

Key Map: 483K

Room Count: 11

Beds Max: 4

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

Photo Count: 36

Original List Price: 489900.00

Property Details

Parcel Number: 3601-12-005-0060-901

Lot Dimention: 50x120

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 195.26

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Ownership: Full Ownership

Utility District: 1

Lot Description: Subdivision Lot

Style: Traditional

Builder Name: Highland Homes

Acres: 0.1377

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Sprinkler System,Subdivision Tennis Court	Interior: Alarm System - Leased,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener,Double-Wide Driveway	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas
Cool System: Central Electric	Pool Area: 1
Fireplace Description: Gas Connections,Gaslog Fireplace	Fireplaces Number: 1
Energy: Ceiling Fans	Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry
Oven Type: Gas Oven,Single Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water,Water District	Countertops: Granite
Microwave: 1	Siding: Brick,Wood

Fees & Taxes

Tax Rate: 2.5432	Tax Amount: 8424
Tax Year: 2022	Maint Fee Includes: Clubhouse,Recreational Facilities
Other Mandatory Fee: Estimated Transfer fees	Fee Other: 1
Fee Other Amount: 350	

Basics

Baths Full: 3	Year Built Src: Appraisal District
----------------------	---

Location Details



Area: 30

School District: 33 - Lamar Consolidated

School Elementary: LINDSEY ELEMENTARY SCHOOL (LAMAR)

School High: FULSHEAR HIGH SCHOOL

Geo Market Area: Katy - Southwest

Zip: 77494

County Or Parish: Fort Bend

Directions: From I-10 & Pederson Rd./Texas Heritage Pkwy: Head south on Texas Heritage Pkwy. Turn left on Kingsland Blvd. Turn right on Golden Cape Dr. Turn right on Sagewood Arbor Ln. Turn left on Blossomcrown Dr. Turn right on Kindle Way. Turn left on Falcon Brook Dr. This fabulous home will be on your left.

School Middle: ROBERTS/LEAMAN JUNIOR HIGH SCHOOL

Subdivision: Firethorne West

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

Disclosures: Mud,Sellers Disclosure

Exclusions: None

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: FIRETHORNE WEST SEC 12, BLOCK 5, LOT 6

DOM: 7

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead, Veteran

Range Type: Gas Cooktop

Legal Subdivision: FIRETHORNE

Courtesy of

List Office Name: RE/MAX Compass

