



\$355,000.00

## 22415 THEODOLI DR, KATY, TX 77449, USA

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



Great 1 story house in the community of Ventana Lakes in Katy. 4 bedrooms, 3 baths, and Study, 2 car garage, no rear neighbors. This is the ultimate entertaining home with large open living areas. Family room with lots of windows and plenty of natural light. The fabulous kitchen features stainless steel appliances, granite counter [...]

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## Rooms & Units Description

**Property title:** 22415 Theodoli Katy Texas 77449

**Room Description:** Home Office/Study,Kitchen/Dining Combo,Living/Dining Combo,Utility Room in House

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

**HOA Mandatory:** 1

**Room Count:** 7

**Bed Room Description:** All Bedrooms Down,En-Suite Bath,Walk-In Closet

**Photo Count:** 34

**Original List Price:** 355000.00



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## Property Details

<b>Parcel Number:</b> 150-094-002-0016	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Other Style	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Builder Name:</b> Dr Horton	<b>Price Sq Ft List:</b> 169.45
<b>Acres:</b> 0.1492	<b>Acres Description:</b> 0 Up To 1/4 Acre
<b>Dwelling Type:</b> Free Standing	<b>Stories:</b> 1
<b>Floors:</b> Tile	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions

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## Property Features

<b>Exterior:</b> Back Yard Fenced,Patio/Deck,Sprinkler System	<b>Interior:</b> Fire/Smoke Alarm
<b>Roof:</b> Wood Shingle	<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>Energy:</b> HVAC>13 SEER,Insulation - Other
<b>Kitchen Desc:</b> Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry	<b>Oven Type:</b> Gas Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Water District
<b>Microwave:</b> 1	<b>Siding:</b> Unknown

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## Fees & Taxes

<b>Tax Rate:</b> 3.0503	<b>Tax Amount:</b> 8342
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Recreational Facilities

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## Basics

<b>Baths Full:</b> 3	<b>Year Built Src:</b> Appraisal District
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## Location Details

<b>Area:</b> 25	<b>County Or Parish:</b> Harris
<b>School District:</b> 30 - Katy	<b>Directions:</b> Exit west of Clay Rd. on 99 and turn right on Peek Rd. Turn right on Castello Lakes Dr., and turn right on Orsin Ln., then turn left on Theodoli Dr.
<b>School Elementary:</b> BETHKE ELEMENTARY SCHOOL	<b>School Middle:</b> STOCKDICK JUNIOR HIGH SCHOOL
<b>School High:</b> PAETOW HIGH SCHOOL	<b>Subdivision:</b> Ventana Lakes
<b>Geo Market Area:</b> Katy - North	<b>State:</b> Texas
<b>Zip:</b> 77449	<b>City:</b> Katy

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## Miscellaneous

<b>Annual Maint Desc:</b> Mandatory	<b>Realist Block:</b> Deed Restrictions
<b>Connections:</b> Electric Dryer Connections,Washer Connections	<b>Disclosures:</b> Mud,Sellers Disclosure
<b>Disposal:</b> 1	<b>Exemptions:</b> Homestead,,,,,,,,,
<b>Finance Available:</b> Cash Sale,Conventional,FHA,VA	<b>Range Type:</b> Gas Range
<b>Legal:</b> LT 16 BLK 2 VENTANA LAKES EAST SEC 2	<b>Legal Subdivision:</b> Ventana Lakes
<b>DOM:</b> 7	

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## Courtesy of

**List Office Name:** Keller Williams Signature

