



\$540,000.00

22506 WATER EDGE LN, KATY, TX 77494, USA

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



Look no further if you are looking for a dream home with the most excellent school district and fanciest community. With tons of upgrades, epoxy garage flooring in July,2023,new back fence and gate in April,2023, New stainless steel appliances with GE microwave/oven/cooktop. New roof in May,2022, Garage doors were replaced in Sep,2019 and HVAC replaced [...]

Rooms & Units Description

Property title: 22506 Water Edge Ln Katy Texas 77494

Open House Public Upcoming: Public: Sat Aug 12,
2:00PM-5:00PM

Master Planned Community: Grand Lakes

Subdivision Lake Access YN: 1

Original List Price: 540000.00

Room Count: 4

Open House Public Count: 2

Photo Count: 50

HOA Mandatory: 1



Property Details

Parcel Number: 3519-12-001-0020-914 **Lot Description:** Subdivision Lot
Style: Traditional **List Type:** Exclusive Right to Sell/Lease
Price Sq Ft List: 176.59 **Acres Description:** 0 Up To 1/4 Acre
Dwelling Type: Free Standing **Stories:** 2
Floors: Carpet,Laminate,Marble Floors,Tile **Restrictions:** Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck
Roof: Composition
Garage Carport: Additional Parking
No Of Garage Cap: 2
Cool System: Central Electric
Fireplace Description: Gas Connections
Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose
Dishwasher: 1
Compactor: 1
Siding: Brick

Interior: Fire/Smoke Alarm,High Ceiling
Foundation: Slab
Garage Desc: Detached Garage,Oversized Garage
Heat System: Central Gas
Pool Area: 1
Fireplaces Number: 1
Oven Type: Convection Oven

Water Sewer: Water District
Microwave: 1

Fees & Taxes

Tax Rate: 2.3702 **Tax Amount:** 9299
Tax Year: 2022



Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 36

School District: 30 - Katy

School Elementary: ALEXANDER
ELEMENTARY SCHOOL (KATY)

School High: SEVEN LAKES HIGH
SCHOOL

Geo Market Area: Katy - Southeast

Zip: 77494

County Or Parish: Fort Bend

Directions: From I-10, go south on Grand Parkway,
Exit Fry Rd, Make left onto Fry, Make right on Center
Village Dr., Make Right on Water Edge. Property is on
Right.

School Middle: BECKENDORFF JUNIOR HIGH SCHOOL

Subdivision: Grand Lakes

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Exemptions: homestead

Range Type: Gas Cooktop

DOM: 2

Master Planned Community YN: 1

Connections: Electric Dryer Connections

Disposal: 1

Finance Available: Cash Sale, Conventional, FHA, VA

Legal: GRAND LAKES SEC 12, BLOCK 1, LOT 2

Courtesy of

List Office Name: Daytown International LLC

