



**23047 TRUE FORTUNE DR, KATY, TX 77493, USA**

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

BEAUTIFUL 2 STORY 4 BEDROOM HOME WITH NO BACKYARD NEIGHBORS! Located in the heart of Katy, this home offers space and style in its spacious family room and downstairs master bedroom, kitchen opens to the dining and the family room area, breakfast bar, island kitchen, zig-zag designed subway glass tile backsplash, granite countertops, wood front [...]

**Rooms & Units Description**



**Property title:** 23047 True Fortune Katy Texas 77493

**Room Description:** Family Room,Gameroom Up,Utility Room in House

**Bed Room Description:** Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 36

**HOA Mandatory:** 1

**Green Certification:** Environments for Living

**Room Count:** 10

**Beds Max:** 4

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

**Subdivision Lake Access YN:** 1

**Original List Price:** 330000.00

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## Property Details

**Parcel Number:** 145-172-003-0016

**For Lease:** 1

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

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

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Subdivision Lot

**Style:** Traditional

**Price Sq Ft List:** 151.52

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Back Yard,Back Yard Fenced,Patio/Deck,Sprinkler System	<b>Interior:</b> Fire/Smoke Alarm,Prewired for Alarm System,Refrigerator Included
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener,Double-Wide Driveway	<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> Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High- Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,North/South Exposure,Radiant Attic Barrier,Tankless/On-Demand H2O Heater	<b>Kitchen Desc:</b> Breakfast Bar,Instant Hot Water,Kitchen open to Family Room,Pantry
<b>Oven Type:</b> Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water,Water District	<b>Countertops:</b> granite
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Cement Board

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## Fees & Taxes

<b>Tax Rate:</b> 3.4377	<b>Other Mandatory Fee:</b> transfer fee + CAP fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 350

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## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Builder	

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## Location Details



**Area:** 25

**School District:** 30 - Katy

**School Elementary:** MCELWAIN ELEMENTARY SCHOOL

**School High:** PAETOW HIGH SCHOOL

**Geo Market Area:** Katy - Old Towne

**Zip:** 77493

**County Or Parish:** Harris

**Directions:** From Hwy 99 North, Exit at Clay Rd., Left at Clay, right at Peek Rd., left Aurora Prairie, left at Embracement, left at Undertaken, right at Tabula Rosa, right at True Fortune, house is on the left.

**School Middle:** STOCKDICK JUNIOR HIGH SCHOOL

**Subdivision:** Aurora

**State:** Texas

**City:** Katy

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Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** LT 16 BLK 3 AURORA SEC1

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exclusions:** fridge

**Range Type:** Gas Cooktop

**DOM:** 5

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Courtesy of

**List Office Name:** Texas Southwest Real Estate

