



\$520,000.00

**23131 MULBERRY THICKET TRL, KATY, TX  
77493, USA**

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



Wow! Come check out this stunning all rock and brick 1 1/2 story home with no back neighbors in the heart of Elyson. This home has been lightly lived in and has so much to offer including an upgraded front and back covered porch for those relaxing sunsets. Inside you will find 4 large bedrooms [...]

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## Rooms & Units Description



**Property title:** 23131 Mulberry Thicket Katy Texas 77493

**Room Description:** 1 Living Area,Breakfast Room,Den,Family Room,Formal Dining,Gameroom Up,Guest Suite,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** All Bedrooms Down,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Room Count:** 9

**Beds Max:** 4

**Master Bath Desc:** Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Separate Shower,Secondary Bath(s): Soaking Tub,Two Primary Baths,Vanity Area

**Master Planned Community:** Elyson

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified Home

**Photo Count:** 6

**Original List Price:** 520000.00

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## Property Details

**Parcel Number:** 139-764-001-0046

**For Lease:** 1

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

**Acres:** 0.1992

**Dwelling Type:** Free Standing

**Floors:** Carpet,Engineered Wood,Stone

**Lot Description:** Cleared,Cul-De-Sac,Greenbelt,Subdivision Lot

**Style:** Traditional

**Price Sq Ft List:** 196.45

**Acres Description:** 1/4 Up to 1/2 Acre

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Fully Fenced,Patio/Deck,Porch,Side Yard,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Carport:** Additional Parking,Double-Wide Driveway

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1

**Interior:** Alarm System - Leased,Atrium,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Electric

**Fireplace Description:** Freestanding

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulation - Blown Cellulose

**Oven Type:** Double Oven

**Water Sewer:** Public Sewer,Public Water

**Siding:** Brick,Cement Board,Stone

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## Fees & Taxes

**Tax Rate:** 3.3677 **Tax Amount:** 13496

**Tax Year:** 2022 **Maint Fee Includes:** Clubhouse,Courtesy Patrol,Grounds,Limited Access Gates,Recreational Facilities

**Fee Other:** 1 **Fee Other Amount:** 500

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## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

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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 529 YOU ENTER THE  
NEIGHBORHOOD ONTO ELYSON BLVD AND MAKE THE  
LOOP AROUND.

**School Middle:** STOCKDICK JUNIOR HIGH SCHOOL

**Subdivision:** Elyson Sec 17

**State:** Texas

**City:** Katy

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exclusions:** FRIDGE

**Finance Available:** Cash  
Sale,Conventional,FHA,Investor,Texas Veterans Land  
Board,USDA Loan,VA

**Legal:** LT 46 BLK 1 ELYSON SEC 17

**Master Planned Community YN:**  
1

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

**Disposal:** 1

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

**Range Type:** Gas Cooktop

**DOM:** 39

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## Courtesy of

**List Office Name:** Southern Luxury Properties

