



## 23306 BROOKDALE BAY LN, PARK ROW, TX 77493, USA

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

**\*\*OPEN HOUSE ON SATURDAY, JULY 29 FROM 1-3\*\*** Welcome home to one of the fastest growing master planned communities in Katy! This spectacular 2-story home features tall 19-foot ceilings, a wide front-yard, large covered patio and contains multiple upgrades such as a stunning floor-to-ceiling wooden fireplace. It even has a universal EV charging outlet in [...]

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### Rooms & Units Description



**Property title:** 23306 Brookdale Bay Katy Texas 77493

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Utility Room in House

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

**Photo Count:** 32

**HOA Mandatory:** 1

**Green Certification:** Home Energy Rating/HERS

**Room Count:** 15

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,Primary Bed - 1st Floor,Walk-In Closet

**Master Planned Community:** Elyson

**Subdivision Lake Access YN:** 1

**Original List Price:** 569900.00

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## Property Details

**Parcel Number:** 138-580-003-0016

**Lot Dimention:** 55x115

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

**Price Sq Ft List:** 164.89

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

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Subdivision Lot

**Style:** Traditional

**Builder Name:** Perry Homes

**Acres:** 0.1911

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard,Back Yard  
Fenced,Covered Patio/Deck,Sprinkler  
System

**Roof:** Composition

**Garage Carport:** Auto Garage Door  
Opener,Double-Wide Driveway,EV  
Charging Station

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Kitchen  
open to Family Room,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick

**Interior:** Alarm System -  
Owned,Drapes/Curtains/Window Cover,Fire/Smoke  
Alarm,High Ceiling,Prewired for Alarm System,Wired for  
Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Fireplace Description:** Gas Connections,Mock  
Fireplace

**Energy:** Attic Vents,Ceiling Fans,High-Efficiency  
HVAC,HVAC>13 SEER,Insulated/Low-E  
windows,Insulation - Blown Fiberglass,North/South  
Exposure,Radiant Attic Barrier

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 3.3677

**Tax Amount:** 13308

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Grounds,Recreational Facilities

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## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-27T10:09:03.447

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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:** I-10 west and Exit Hwy 99 North. Exit Hwy F.M. 529 and turn left under the highway! Turn left onto Peek Rd., then turn right onto Elyson Falls Dr. Then turn right onto Greenwood Orchard Dr., then left onto Brookdale Bay Lane. The house will be on your right.

**School Middle:** STOCKDICK JUNIOR HIGH SCHOOL

**Subdivision:** Elyson Sec 11

**State:** Texas

**City:** Katy

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

**Legal Subdivision:** Elyson

**Master Planned Community YN:** 1

**Connections:** Electric Dryer Connections

**Disposal:** 1

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

**Legal:** LT 16 BLK 3 ELYSON SEC 11

**DOM:** 56

Courtesy of

List Office Name: HomeSmart

