



\$455,000.00

**23523 BRACINO LAKE DR, KATY, TX 77493,
USA**

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



Great 2-story home located on cul-de-sac street with no back or right neighbors and lots of green around it! This fantastic 4 bedroom home features tile flooring that flows from the entrance throughout formal dining room, study, kitchen and family room. The large family room has a corner fireplace, along with a wall of windows [...]

Rooms & Units Description



Property title: 23515 Bracino Lake Katy Texas 77493

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study

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

HOA Mandatory: 1

Room Count: 8

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor

Photo Count: 36

Original List Price: 475000.00

Property Details

Parcel Number: 136-034-001-0030

Style: Traditional

Price Sq Ft List: 143.99

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cul-De-Sac,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.1994

Dwelling Type: Free Standing

Floors: Carpet,Tile

Utility District: 1

Property Features

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

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry

Water Sewer: Water District

Siding: Brick,Cement Board,Wood

Interior: Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,Washer Included

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gas Connections

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC

Dishwasher: 1

Microwave: 1



Fees & Taxes

| | |
|---|--|
| Tax Rate: 3.0977 | Tax Amount: 11309 |
| Tax Year: 2022 | Maint Fee Includes: Recreational Facilities |
| Other Mandatory Fee: One time Transfer Fee Fee Other: 1 | |
| Fee Other Amount: 250 | |

Basics

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|---|--|
| Baths Full: 3 | Baths Half: 1 |
| Year Built Src: Appraisal District | Price Change Timestamp: 2023-07-14T10:39:21.380 |

Location Details

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|--|---|
| Area: 25 | County Or Parish: Harris |
| School District: 30 - Katy | Directions: From I-10, go North on Grand Parkway. Exit Clay Rd and turn left on Clay. Right on ventana Prairie. Right on S Ventana Pkwy. Left on Sabatini Ct. Right on Tirino Shores which becomes Bracing. Home on the left at the end of street. |
| School Elementary: BETHKE ELEMENTARY SCHOOL | School Middle: STOCKDICK JUNIOR HIGH SCHOOL |
| School High: PAETOW HIGH SCHOOL | Subdivision: Ventana Lakes Sec 4 |
| Geo Market Area: Katy - North | State: Texas |
| Zip: 77493 | City: Katy |

Miscellaneous



Annual Maint Desc: Mandatory

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

Disposal: 1

Legal: LT 30 BLK 1 VENTANA LAKES SEC 4

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA

DOM: 59

Courtesy of

List Office Name: RE/MAX Cinco Ranch

