



\$445,380.00

## 23618 SAVANNAH SPARROW LN, KATY, TX 77493, USA

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

MODEL HOME!! The San Francisco!! Spacious and very open two-story home has a spacious family room with 20 ' ceiling, that is open to beautiful chef's kitchen with eat-at islands!! This home has it all with 4 bedrooms and 3.5 baths with a study and gameroom. 4 - sided brick, beautiful wood tile flooring in [...]

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### Rooms & Units Description



**Property title:** 23622 Savannah Sparrow Katy Texas 77493

**Room Description:** Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Utility Room in House

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

**Photo Count:** 36

**Original List Price:** 445380.00

**Room Count:** 8

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

**Master Planned Community:** Elyson

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS,Other Energy Report,Other Green Certification

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## Property Details

**Parcel Number:** NA

**Lot Dimention:** 40 x 120

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

**Price Sq Ft List:** 183.13

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**Style:** Traditional

**Builder Name:** Chesmar Homes

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

**New Construction:** 1

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

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## Property Features



<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck,Private Driveway,Sprinkler System	<b>Interior:</b> Alarm System - Owned,Drapes/Curtains/Window Cover,Dryer Included,High Ceiling,Washer Included
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Central Gas,Zoned	<b>Cool System:</b> Central Electric
<b>Pool Area:</b> 1	<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Other Energy Features,Radiant Attic Barrier
<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting,Walk-in Pantry	<b>Oven Type:</b> Convection Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Public Sewer,Water District
<b>Countertops:</b> White Quartz	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Cement Board	

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## Fees & Taxes

<b>Tax Rate:</b> 3	<b>Maint Fee Includes:</b> Recreational Facilities
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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Builder	<b>Price Change Timestamp:</b> 2023-08-07T11:07:08.230
<b>Completion Date:</b> 2023-10-31	

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## Location Details



**Area:** 25

**School District:** 30 - Katy

**School Elementary:**  
YOUNGBLOOD ELEMENTARY  
SCHOOL

**School High:** PAETOW HIGH  
SCHOOL

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

**Zip:** 77493

**County Or Parish:** Harris

**Directions:** From Texas 99 - Grand Parkway - Exit FM 529/Freeman Road. Turn west and travel 1.7 miles then turn right onto Elyson Blvd. At the first left, turn onto Verbena Meadow and take an immediate right onto Savannah Sparrow Lane into the Elyson Model Home Village.

**School Middle:** STOCKDICK JUNIOR HIGH SCHOOL

**Subdivision:** Elyson

**State:** Texas

**City:** Katy

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

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

**Legal Subdivision:** Elyson

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Legal:** LT 10 BLK 2 ELYSON SEC 23

**DOM:** 3

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## Courtesy of

**List Office Name:** Chesmar Homes

