



\$343,815.00

23842 SUMAC BLF TRL, KATY, TX 77493, USA

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



The spacious foyer welcomes you home to the Capeside, with an abundance of natural light filling the open concept 1st floor living overlooking the backyard space via a bank of windows. Upstairs you will find a large primary bedroom tucked to the rear of the home, separating the 2 secondary bedrooms by a large game [...]

Rooms & Units Description

Property title: 23842 Sumac Bluff Katy Texas 77493

Room Description: Family Room

HOA Mandatory: 1

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

Room Count: 6

Master Planned Community: Elyson

Original List Price: 343815.00

Completed Construction Date: 2023-05-26



Property Details

Parcel Number: NA	Lot Description: Subdivision Lot
Style: Contemporary/Modern	List Type: Exclusive Right to Sell/Lease
Builder Name: Chesmar Homes	Price Sq Ft List: 173.91
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
New Construction: 1	New Construction Desc: Never Lived In
Stories: 2	Floors: Carpet,Tile
Ownership: Full Ownership	Restrictions: Deed Restrictions, Deed Restrictions
Utility District: 1	

Property Features

Exterior: Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Sprinkler System	Interior: Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Zoned	Cool System: Zoned
Pool Area: 1	Energy: Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Other Energy Features
Dishwasher: 1	Water Sewer: Public Water,Water District
Countertops: Quartz	Microwave: 1
Siding: Brick,Cement Board	

Fees & Taxes

Tax Rate: 3.32	Tax Year: 2023
Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities	Other Mandatory Fee: Capitalization Fee



Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-08-25T14:00:41.377

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 to 529 WEST. Right on Elyson Blvd to Honeybell Hedge Dr, T/R and Model Homes are on the Right

School Middle: STOCKDICK JUNIOR HIGH SCHOOL

Subdivision: Elyson

State: Texas

City: Katy

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: Lot: 10 Block: 2 Section: 32

Courtesy of

List Office Name: Chesmar Homes

