

**MOVE IN READY!**



**\$672,356.00**

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

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



MOVE IN READY!! Westin Homes NEW Construction (Carter VI, Elevation KP) Two Story. 5 bedrooms, 4.5 baths. Private Primary Suite with spacious double walk-in closets downstairs. Formal Dining Room and Study with Spacious Kitchen and breakfast area open to Family Room. Spacious Game Room upstairs with private Media Room. Extended covered patio and attached 2 [...]

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## **Rooms & Units Description**



**Property title:** 24203 Soaring Sparrow Katy Texas 77493

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

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Vanity Area

**Open House Public Count:** 2

**Photo Count:** 33

**Original List Price:** 729646.00

**Completed Construction Date:** 2023-05-01

**Room Count:** 18

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Open House Public Upcoming:** Public: Sat Jul 29, 11:00AM-5:00PM

**Master Planned Community:** Elyson

**HOA Mandatory:** 1

**Green Certification:** Environments for Living

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## Property Details

**Parcel Number:** 145-017-002-0021

**Style:** Traditional

**Builder Name:** Westin Homes

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 176.94

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Tile

**Utility District:** 1

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## Property Features



### 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,Walk-in Pantry

**Dishwasher: 1**

### Countertops: Quartz

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

**Tax Rate: 3.4**

**Other Mandatory Fee:** Cap fee

**Fee Other Amount: 275**

### Baths Full: 4

**Baths Half: 1**

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-12T10:58:14.847

**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 Grand Parkway, exit FM529 and travel west. Turn right at Elyson Blvd. and follow the signs to Model Home Village. (Left on Verbena Meadow Drive, then Right on Savannah Sparrow Lane).

**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:** LOT 21 BLK 2

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 123

Courtesy of

**List Office Name:** Westin Homes

