



\$649,999.00

## 26203 TERRACE SAGE LN, KATY, TX 77494, USA

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



Elegance and comfort converge in this stunning 4-bedroom, 3.5-bathroom haven, nestled on a generous corner lot. A grand entryway ushers you into the light-filled open-concept living area, anchored by a welcoming fireplace – perfect for gatherings. Whole house water filtration system, two 50 gal water heaters, new 2020 roof and 3 car tandem garage. The [...]

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### Rooms & Units Description



**Property title:** 26203 Terrace Sage Katy Texas 77494

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

**Open House Public Upcoming:** Public: Sat Aug 26, 11:00AM-3:00PM

**Master Planned Community:** Cinco Ranch

**HOA Mandatory:** 1

**Key Map:** 524F

**Room Count:** 11

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

**Open House Public Count:** 2

**Photo Count:** 41

**Original List Price:** 649999.00

## Property Details

**Parcel Number:** 2278-24-002-0170-914

**Style:** Traditional

**Price Sq Ft List:** 180.76

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Corner

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

**Acres:** 0.1981

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

## Property Features

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

**Roof:** Composition

**Garage Desc:** Attached Garage,Tandem

**Heat System:** Central Gas

**Fireplace Description:** Gas Connections

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Cement Board

**Interior:** Alarm System - Owned,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Water Sewer:** Public Sewer,Water District

**Microwave:** 1



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## Fees & Taxes

**Tax Rate:** 2.673

**Tax Year:** 2022

**Fee Other Amount:** 250

**Tax Amount:** 11520

**Fee Other:** 1

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## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 36

**County Or Parish:** Fort Bend

**School District:** 30 - Katy

**Directions:** FM 1093 West, RT onto Westheimer Lakes N Dr, RT onto Richwood Oaks Dr, Richwood Oaks Dr turns LT and becomes Starbrook Creek Dr, RT onto Appleberry Dr, LT onto Emberwood Falls, RT onto Terrace Sage Ln.

**School Elementary:** STANLEY  
ELEMENTARY SCHOOL

**School Middle:** SEVEN LAKES JUNIOR HIGH SCHOOL

**School High:** SEVEN LAKES HIGH  
SCHOOL

**Subdivision:** Cinco Ranch Southwest Sec

**Geo Market Area:** Katy -  
Southwest

**State:** Texas

**Zip:** 77494

**City:** Katy

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## Miscellaneous



**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Other  
Disclosures,Sellers Disclosure

**Exemptions:** Homestead,,,,Senior,

**Range Type:** Electric Cooktop,Gas  
Cooktop

**DOM:** 8

**Master Planned Community YN:** 1

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

**Disposal:** 1

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

**Legal:** CINCO RANCH SOUTHWEST SEC 24, BLOCK 2,  
LOT 17

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## Courtesy of

**List Office Name:** Connect Realty

