



\$1,245,000.00

## 26411 KATY SPRINGS LN, KATY, TX 77494, USA

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

Built by Toll Brothers in 2017, this incredible Mediterranean home has over \$350k of builder upgrades & designer touches! Features include: Concrete tile roof, family room w/floor-to-ceiling fireplace, expanded upstairs game room w/large balcony, media room that is plumbed & ready for wet bar/kitchenette, wine room, dual staircases, gleaming hardwoods. Enter through iron double doors [...]



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### Rooms & Units Description



**Property title:** 26411 Katy Springs Katy Texas 77494

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Guest Suite,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House,Wine Room

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**HOA Mandatory:** 1

**Key Map:** 484J

**Room Count:** 15

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

**Photo Count:** 50

**Original List Price:** 1395000.00

Property Details

**Parcel Number:** 7213-04-001-0180-914

**Style:** Mediterranean

**Builder Name:** Toll Brothers

**Acres:** 0.309

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

**Utility District:** 1

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 219.65

**Acres Description:** 1/4 Up to 1/2 Acre

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

Property Features



**Exterior:** Back Yard,Back Yard  
Fenced,Balcony,Covered  
Patio/Deck,Patio/Deck,Porch,Private  
Driveway,Side Yard

**Roof:** Tile

**Garage Carport:** Auto Garage Door  
Opener,Double-Wide Driveway

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program  
Thermostat

**Dishwasher:** 1

**Microwave:** 1

**Interior:** 2 Staircases,Alarm System -  
Owned,Balcony,Drapes/Curtains/Window  
Cover,Dry Bar,Fire/Smoke Alarm,Formal  
Entry/Foyer,High Ceiling,Prewired for Alarm  
System,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized  
Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Oven Type:** Double Oven

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

**Siding:** Stucco

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## Fees & Taxes

**Tax Rate:** 3.026

**Tax Amount:** 25264

**Tax Year:** 2022

**Maint Fee Includes:** Grounds,Recreational Facilities

**Other Mandatory Fee:** Resale **Fee Other:** 1

**Fee Other Amount:** 350

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## Basics

**Baths Full:** 5

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-20T20:28:29.163

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## Location Details



**Area:** 36

**School District:** 30 - Katy

**School Elementary:** WOODCREEK ELEMENTARY SCHOOL

**School High:** TOMPKINS HIGH SCHOOL

**Geo Market Area:** Katy - Southwest

**Zip:** 77494

**County Or Parish:** Fort Bend

**Directions:** From I-10, go south on 1463, left on Morgan Parkway, Right on Manor Creek Lane, Left on Katy Springs Lane. Property will be on the right.

**School Middle:** WOODCREEK JUNIOR HIGH SCHOOL

**Subdivision:** The Reserve At Katy

**State:** Texas

**City:** Katy

**Miscellaneous**

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 55

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

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

**Legal:** THE RESERVE AT KATY SEC 4, BLOCK 1, LOT 18

**Courtesy of**

**List Office Name:** Compass RE Texas, LLC

