



**\$515,000.00**

**27115 WOODED CANYON DR, KATY, TX  
77494, USA**

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



This gorgeous one-story Meritage home has 4 bedrooms situated across the street from the neighborhood lake. A few of the amazing features include walk-in closets in all rooms and THREE separate closets in the primary suite. The primary suite also offers a 12×11 flex space, perfect for an office, a baby room or a home [...]

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## **Rooms & Units Description**



**Property title:** 27115 Wooded Canyon Katy Texas 77494 **Room Count:** 10

**Bed Room Description:** All Bedrooms Down

**Open House Public Upcoming:** Public:  
Sat Aug 26, 1:00PM-3:00PM

**Open House Public Count:** 1

**Photo Count:** 29

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 535000.00

**Key Map:** 484W

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## Property Details

**Parcel Number:** 2254-01-008-0020-914 **Lot Description:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Meritage

**Price Sq Ft List:** 168.74

**Acres:** 0.258

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

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

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## Property Features

**Exterior:** Back Green Space,Back Yard Fenced,Covered  
Patio/Deck

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Energy:** Ceiling Fans

**Dishwasher:** 1

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

**Microwave:** 1

**Siding:** Brick

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## Fees & Taxes



**Tax Rate:** 2.6705

**Tax Year:** 2022

**Fee Other:** 1

**Tax Amount:** 13088

**Other Mandatory Fee:** Transfer

**Fee Other Amount:** 350

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## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-08-23T11:54:52.303

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## Location Details

**Area:** 36

**School District:** 30 - Katy

**School Elementary:** KEIKO  
DAVIDSON ELEMENTARY SCHOOL

**School High:** TOMPKINS HIGH  
SCHOOL

**Geo Market Area:** Katy - Southwest

**Zip:** 77494

**County Or Parish:** Fort Bend

**Directions:** I-10 west on FM 1463, south on FM 1463 about 4.2 miles, left on Cardiff Ranch Dr., left on Summer Ranch, left on Canyon Reach. Meritage Model Home is on the right.

**School Middle:** TAYS JUNIOR HIGH SCHOOL

**Subdivision:** Canyon Lakes At Cardiff Ranch

**State:** Texas

**City:** Katy

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Disclosures:** Mud,Sellers Disclosure

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

**DOM:** 16

**Realist Block:** Deed Restrictions

**Exclusions:** N/A

**Legal:** CANYON LAKES AT CARDIFF RANCH  
SEC 1, BLOCK 8, LOT 2

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## Courtesy of



**List Office Name:** RE/MAX Signature

