



**\$550,000.00**

**27618 DALTON BLUFF CT, KATY, TX 77494, USA**

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



Elegant home located in highly acclaimed Cinco Ranch NW is looking for a new owner. Brick and stone elevation, situated in a private cul-de-sac street. Right at the entrance, your will find a study enclosed with glass accent doors. High ceilings in all areas . Big kitchen with light beige cabinets and beautiful granite countertops. [...]

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## **Rooms & Units Description**



**Property title:** 27618 Dalton Bluff Katy Texas 77494

**Room Description:** 1 Living Area,Breakfast Room,Formal Dining,Home Office/Study,Media

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

**Open House Public Count:** 2

**Photo Count:** 49

**HOA Mandatory:** 1

**Key Map:** 483V

**Room Count:** 7

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

**Open House Public Upcoming:** Public: Sat Aug 12, 11:00AM-3:00PM

**Master Planned Community:** Cinco Ranch

**Subdivision Lake Access YN:** 1

**Original List Price:** 550000.00

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## Property Details

**Parcel Number:** 2279-01-001-0170-914

**Style:** Traditional

**Builder Name:** Trendmaker

**Acres:** 0.1621

**Dwelling Type:** Free Standing

**Floors:** Carpet,Engineered Wood,Tile

**Lot Description:** Cul-De-Sac,Subdivision Lot

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

**Price Sq Ft List:** 182.54

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard Fenced,Covered Patio/Deck,Porch

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program  
Thermostat,Energy Star/CFL/LED Lights,High-Efficiency  
HVAC,Insulated/Low-E windows

**Oven Type:** Electric Oven,Single Oven

**Water Sewer:** Water District

**Microwave:** 1

**Interior:** Alarm System - Owned

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island  
w/o Cooktop,Kitchen open to Family  
Room,Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Stone

Fees & Taxes

**Tax Rate:** 2.6705

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee, Capitalization  
Fee

**Fee Other Amount:** 566

**Tax Amount:** 11454

**Maint Fee Includes:** Recreational  
Facilities

**Fee Other:** 1

Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

**Baths Half:** 1

Location Details



**Area:** 36

**School District:** 30 - Katy

**School Elementary:** JENKS ELEMENTARY SCHOOL

**School High:** JORDAN HIGH SCHOOL

**Geo Market Area:** Katy - Southwest

**Zip:** 77494

**County Or Parish:** Fort Bend

**Directions:** Coming from westpark Tollway 1093, turn right on FM1463. Keep straight until reaching Cinco Trace. Turn left on Bandera Glen. Turn left onto Crestwind, then left on Dalton Bluff. Property will be on your left.

**School Middle:** ADAMS JUNIOR HIGH SCHOOL

**Subdivision:** Cinco Ranch Northwest

**State:** Texas

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Home Protection Plan,Mud,Sellers Disclosure

**Exclusions:** Projector, Screen all media room equipment

**Range Type:** Gas Cooktop

**Legal Subdivision:** CINCO RANCH NORTHWEST

**Master Planned Community YN:** 1

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

**Disposal:** 1

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

**Legal:** CINCO RANCH NORTHWEST SEC 1, BLOCK 1, LOT 17

## Courtesy of

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

