



**Representative Photo**

**\$579,363.00**

**2819 ACACIA GRV DR, KATY, TX 77494, USA**

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



Westin Homes NEW Construction (Alden II, Elevation B)  
CURRENTLY BEING BUILT. Two story. 4 bedrooms. 3.5 baths.  
Family room, Study and Dining room. Spacious island kitchen  
open to Family room. Primary suite with large walk-in closet.  
Three additional bedrooms and spacious Game room on second  
floor. Covered patio and attached 2-car garage. Small Town. Big  
[...]

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## **Rooms & Units Description**



**Property title:** 2819 Acacia Grove Fulshear Texas 77423

**Room Description:** Family Room,Formal Dining,Gameroom Up,Home Office/Study,Utility Room in House

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

**Photo Count:** 32

**Original List Price:** 579363.00

**Room Count:** 14

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

**Master Planned Community:** Jordan Ranch

**HOA Mandatory:** 1

**Green Certification:** Environments for Living

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## Property Details

**Parcel Number:** 4204-26-002-0050-901

**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:** 199.78

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Utility District:** 1

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## Property Features



|  |  |
|--|--|
| <b>Interior:</b> Alarm System - Owned,Fire/Smoke Alarm,High Ceiling  | <b>Roof:</b> Composition   |
| <b>Foundation:</b> Slab  | <b>Garage Desc:</b> Attached Garage  |
| <b>No Of Garage Cap:</b> 2   | <b>Heat System:</b> Central Gas  |
| <b>Cool System:</b> Central Electric   | <b>Pool Area:</b> 1  |
| <b>Fireplace Description:</b> Gas Connections  | <b>Fireplaces Number:</b> 1  |
| <b>Energy:</b> Attic Fan,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier | <b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry |
| <b>Oven Type:</b> Electric Oven  | <b>Dishwasher:</b> 1   |
| <b>Water Sewer:</b> Water District   | <b>Countertops:</b> Quartz   |
| <b>Microwave:</b> 1  | <b>Siding:</b> Brick,Cement Board,Stone  |

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## Fees & Taxes

**Tax Rate:** 3.27

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## Basics

|                                    |  |
|------------------------------------|--|
| <b>Baths Full:</b> 3               | <b>Baths Half:</b> 1                                   |
| <b>Year Built Src:</b> Builder     | <b>Price Change Timestamp:</b> 2023-08-24T22:07:12.690 |
| <b>Completion Date:</b> 2023-09-15 |  |

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## Location Details



**Area:** 30

**School District:** 33 - Lamar Consolidated

**School Elementary:** LINDSEY ELEMENTARY SCHOOL (LAMAR)

**School High:** FULSHEAR HIGH SCHOOL

**Geo Market Area:** Katy - Southwest

**Zip:** 77423

**County Or Parish:** Fort Bend

**Directions:** Take I-10 West. Take exit 737 for Pederson Rd. Turn left onto Pederson Rd. At the traffic circle, take the 1st exit and stay on Pederson Rd/Texas Heritage Pkwy. At the traffic circle, take the 2nd exit onto Texas Heritage Pkwy. At the traffic circle, take the 3rd exit onto Jordan Crossing Blvd. Turn right onto Birch View Ln. Turn right onto Lemonwood Ln. Turn right onto Acacia Grove Dr.

**School Middle:** ROBERTS/LEAMAN JUNIOR HIGH SCHOOL

**Subdivision:** Jordan Ranch

**State:** Texas

**City:** Fulshear

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

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

**Legal:** LOT 5 BLK 2

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

## Courtesy of

**List Office Name:** Westin Homes

