



\$492,000.00

**29406 ENCHANTED BREEZE LN, KATY, TX
77494, USA**

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



Welcome Home! Nestled within Young Ranch with ease of access to I-10 and Kingsland Blvd. This 1.5 story home features a flowing and functional floor plan. 4 bedrooms (3 bedrooms including Primary bedroom down+1 bedroom upstairs), 3 full bathrooms and 1 half, Separate office space with built-in shelving and double doors, Gameroom and 4th bedroom [...]

Rooms & Units Description



Property title: 29406 Enchanted Breeze Katy Texas 77494

Room Description: Breakfast Room,Gameroom Up,Guest Suite,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

Subdivision Lake Access YN: 1

Original List Price: 492000.00

Key Map: 483F

Room Count: 6

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

Photo Count: 28

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 9800-04-002-0400-901

Style: Craftsman,Ranch,Traditional

Price Sq Ft List: 170.42

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.1589

Dwelling Type: Free Standing

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

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

Water Sewer: Water District

Siding: Brick,Cement Board

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Attic Vents

Dishwasher: 1

Microwave: 1

Fees & Taxes



Tax Rate: 3.0632

Tax Year: 2022

Other Mandatory Fee: Transfer and capitalization fee

Fee Other Amount: 350

Tax Amount: 13067

Maint Fee Includes: Grounds,Recreational Facilities

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Appraisal

Baths Half: 1

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: 77494

County Or Parish: Fort Bend

Directions: From I-10 East/West, South on Pederson Rd., at the roundabout take the 4th exit on to Kingsland BLVd West. South on Golden Cape Dr. South on Orchard Berry. East on Enchanted Breeze. Home will be on the right

School Middle: ROBERTS/LEAMAN JUNIOR HIGH SCHOOL

Subdivision: Young Ranch Sec 4

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Sellers Disclosure

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

Legal Subdivision: Young Ranch

Realist Block: Deed Restrictions

Disposal: 1

Legal: YOUNG RANCH SEC 4, BLOCK 2, LOT 40

DOM: 6





Courtesy of

List Office Name: CB&A, Realtors

