



\$700,000.00

**29602 BEECH TREE BND, KATY, TX 77494, USA**

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



You'll be delighted by the sleek design and timeless craftsmanship of The Meadows floor plan by David Weekley Homes. Create picture-perfect rooms for personal productivity and enjoying your time together in the sunlit study and paired upstairs retreats. Growing minds and unique decorative styles will have a superb place to call their own in the [...]

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## Rooms & Units Description



**Property title:** 30311 Sweet Fennel Brookshire Texas 77423

**Room Count:** 12

**Room Description:** Family Room,Gameroom Up,Guest Suite,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living Area - 2nd Floor,Utility Room in House

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

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

**Master Planned Community:** Jordan Ranch

**Photo Count:** 46

**HOA Mandatory:** 1

**Original List Price:** 707847.00

**Green Certification:** Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

**Vac Rental:** Not Allowed

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## Property Details

**Parcel Number:** NA

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

**Lot Dimention:** 176x70

**Style:** Contemporary/Modern

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

**Builder Name:** David Weekley Homes

**Price Sq Ft List:** 183.87

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

**Dwelling Type:** Free Standing

**New Construction:** 1

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

**Stories:** 2

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

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## Property Features



**Exterior:** Back Yard,Back Yard Fenced,Covered  
Patio/Deck,Fully Fenced,Patio/Deck,Side  
Yard,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Zoned

**Energy:** Ceiling Fans,Digital Program  
Thermostat,Energy Star Appliances,Energy  
Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13  
SEER,Insulated/Low-E windows,Insulation - Batt

**Oven Type:** Gas Oven,Single Oven

**Water Sewer:** Water District

**Microwave:** 1

**Interior:** Alarm System - Owned,High  
Ceiling,Prewired for Alarm System

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric,Zoned

**Kitchen Desc:** Island w/o Cooktop,Kitchen  
open to Family Room,Pantry,Pots/Pans  
Drawers,Under Cabinet Lighting,Walk-in  
Pantry

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Stone

**Fees & Taxes**

**Tax Rate:** 3.19

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 200

**Basics**

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-06-30T19:18:11.693

**Completion Date:** 2023-07-31

**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:** Exit Pederson road from I-10. Take a left, come over the overpass drive straight past the first roundabout (which says “Young Ranch”), when you hit the second roundabout (which is Jordan Crossing) the new model home park will be on your left hand side. Take a left on Birch View Lane, a left on Apple Glen Court and when you drive in, you will see our model at the end of the cul de sac with the David Weekley sign out in front.

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

**Subdivision:** Jordan Ranch

**State:** Texas

**City:** Brookshire

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Home Protection Plan,Mud

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

**Legal:** Lot 03 Block 2

**DOM:** 102

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**Legal Subdivision:** Jordan Ranch

## Courtesy of

**List Office Name:** Weekley Homes

