



\$849,000.00

3410 LEANING WILLOW DR, KATY, TX 77494, USA

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



This ELEGANT, MODERN breathtaking home with high-end finished through-out, Offers tons of customs upgrades from builder and designer touches! Features an amazing gourmet kitchen with extra island perfect for gathering. Beautiful porcelain flooring throughout the expansive living space offers unique living area, with custom made fireplace and large windows allowing natural light. Spacious breakfast area, [...]

Rooms & Units Description



Property title: 3410 Leaning Willow Katy Texas 77494

Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Guest Suite,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

Bed Room Description: 1 Bedroom Up,2 Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 50

Original List Price: 849000.00

Key Map: 484U

Room Count: 16

Beds Max: 5

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Shower Only

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 5201-01-001-0060-914

For Lease: 1

List Type: Exclusive Right to Sell/Lease

Acres: 0.2202

Dwelling Type: Free Standing

Floors: Bamboo,Engineered Wood,Tile

Utility District: 1

Lot Description: Subdivision Lot

Style: Contemporary/Modern,Traditional

Price Sq Ft List: 206.47

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions,Zoning, Deed Restrictions,Zoning

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Fully Fenced,Outdoor Kitchen,Patio/Deck,Private Driveway,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Electric

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Interior: Alarm System - Owned,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Split Level,Wired for Sound

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gas Connections

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam

Oven Type: Electric Oven

Water Sewer: Public Sewer,Water District

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.6705

Tax Amount: 16049

Tax Year: 2022

Maint Fee Includes: Grounds,Recreational Facilities

Fee Other: 1

Fee Other Amount: 300

Basics

Baths Full: 4

Year Built Src: Appraisal District

Location Details



Area: 36

School District: 30 - Katy

School Elementary:
WOODCREEK ELEMENTARY
SCHOOL

School High: TOMPKINS HIGH
SCHOOL

Geo Market Area: Katy -
Southwest

Zip: 77494

County Or Parish: Fort Bend

Directions: Head west on I-10 and exit Pink Oak Rd. Turn left onto Pink Oak Rd., Turn Right onto Katy Flewellen and travel 1.5 miles, Turn left onto Gaston Rd., and left onto Roesner Rd. turn left on Larch Valley Dr. , turn left onto Lazy Fields Dr., Leaning Willow house is on the Left side.

School Middle: CINCO RANCH JUNIOR HIGH SCHOOL

Subdivision: Monterrey At Willowbend Sec 1

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Gas Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

DOM: 13

Realist Block: Deed Restrictions,Zoning

Disclosures: Mud,Owner/Agent,Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: MONTERREY AT WILLOWBEND SEC 1, BLOCK 1,
LOT 6

Courtesy of

List Office Name: REALM Real Estate Professional

