



3515 LAKE LUGANO CIR, KATY, TX 77493, USA

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

Prime location in bustling Katy (99 and I-10) , acclaimed Katy ISD, and lakefront living. Situated in a cul-de-sac, this 2 ½ garage house boasts 5 bedrooms (TWO BEDROOMS DOWN) and 5 FULL baths. Highlights of this house includes a large extended balcony that overlooks a wide view of the lake. Equipped with [...]

Rooms & Units Description



Property title: 3515 Lake Lugano Katy Texas 77493

Room Description: Breakfast Room,Den,Formal Dining,Gameroom Up,Media,Utility Room in House

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor

Open House Public Count: 1

Subdivision Lake Access YN: 1

Original List Price: 650000.00

Room Count: 10

Beds Max: 5

Open House Public Upcoming: Public: Sat Aug 12, 1:00PM-4:00PM

Photo Count: 50

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 150-264-001-0081

Style: Traditional

Builder Name: Princeton Classics

Acres: 0.1685

Dwelling Type: Free Standing

Floors: Carpet,Tile

Utility District: 1

Lot Description: Cul-De-Sac,Waterfront

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 185.66

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard
Fenced,Balcony,Covered Patio/Deck,Cross
Fenced,Exterior Gas Connection,Fully
Fenced,Outdoor
Kitchen,Patio/Deck,Porch,Sprinkler System

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gas
Connections,Gaslog Fireplace

Energy: Ceiling Fans,Digital Program
Thermostat,Energy Star Appliances,Energy
Star/CFL/LED Lights

Dishwasher: 1

Countertops: Granite

Siding: Brick,Stone,Stucco

Interior: Alarm System -
Leased,Balcony,Drapes/Curtains/Window
Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High
Ceiling,Prewired for Alarm System,Wired for
Sound

Foundation: Slab

Garage Desc: Attached Garage,Oversized
Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Oven Type: Electric Oven,Gas Oven

Water Sewer: Water District

Microwave: 1

Water Amenity: Canal Front,Pier, Canal
Front,Pier

Fees & Taxes

Tax Rate: 3.3272

Tax Amount: 15956

Tax Year: 2022

Maint Fee Includes: Clubhouse,Courtesy
Patrol,Recreational Facilities

Other Mandatory Fee: Transfer fee **Fee Other:** 1

Fee Other Amount: 250

Basics

Baths Full: 5

Year Built Src: Appraisal District

Location Details



Area: 25

School District: 30 - Katy

School Elementary: LEONARD ELEMENTARY SCHOOL (KATY)

School High: PAETOW HIGH SCHOOL

Geo Market Area: Katy - Old Towne

Zip: 77493

County Or Parish: Harris

Directions: Fromm 99 North, go east on Morton Rd. Turn RIGHT on Porter Rd. Turn LEFT on Adriatic Dr. Turn RIGHT on Tiber River Ct. Turn RIGHT on Lake Molveno Dr. Turn LEFT on Lake Lugano. House will be on your left.

School Middle: HASKETT JUNIOR HIGH SCHOOL

Subdivision: Marcello Lakes S

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Finance Available: Cash Sale, Conventional, FHA, VA

Legal: LT 81 BLK 1 MARCELLO LAKES SEC 2

Realist Block: Deed Restrictions

Disclosures: Mud, Sellers Disclosure

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

Range Type: Gas Cooktop

DOM: 5

Courtesy of

List Office Name: RE/MAX Grand

