



\$410,000.00

**3734 KELLYS FALLS LN, PATTISON, TX
77423, USA**

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



Come enjoy the carefree lifestyle in the “Forever Young” 55+ Adult Active Living Gated Community in Wellspring at Tamarron! Located on a lake lot next door to the community lake house and features extra wide doorways & tile, carpet and vinyl floors throughout! Amazing family room w/ disappearing sliding glass doors which open to your [...]

Rooms & Units Description



Property title: 3734 Kellys Falls Katy Texas 77494

Room Description: Breakfast Room,Family Room,Home Office/Study,Utility Room in House

Master Bath Desc: Disabled Access,Primary Bath: Double Sinks,Vanity Area

Photo Count: 31

Original List Price: 410000.00

Key Map: 483T

Room Count: 9

Bed Room Description: All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Master Planned Community: Tamarron

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Property Details

Parcel Number: 7897-11-001-0710-901

Style: Ranch,Traditional

Price Sq Ft List: 211.78

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Greenbelt,Subdivision Lot,Water View

List Type: Exclusive Right to Sell/Lease

Acres: 0.1908

Dwelling Type: Free Standing

Floors: Carpet,Tile,Vinyl Plank

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Sprinkler System,Wheelchair Access

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

Heat System: Central Gas

Pool Area: 1

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

Water Sewer: Water District

Siding: Brick

Roof: Composition

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Cellulose,Insulation - Other,Other Energy Features,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Oven Type: Electric Oven

Countertops: granite

Water Amenity: Lake View,Lakefront, Lake View,Lakefront

Fees & Taxes

Tax Rate: 2.9602

Tax Year: 2022

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

Fee Other Amount: 500

Tax Amount: 9511

Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

Basics

Baths Full: 2

Active Community 55 YN: 1

Year Built Src: Appraisal District



Location Details

Area: 30

School District: 33 - Lamar Consolidated

School Elementary: TAMARRON ELEMENTARY SCHOOL

School High: FULSHEAR HIGH SCHOOL

Geo Market Area: Katy - Southwest

Zip: 77494

County Or Parish: Fort Bend

Directions: I-10 West; Exit Cane Island Parkway; At the roundabout take the 4th exit over I-10;Continue South to Tamarron Parkway; RIGHT on Tamarron Parkway; At the next roundabout take the second exit; LEFT on Korsmans Landing Dr.; Kellys Falls Lane

School Middle: ROBERTS/LEAMAN JUNIOR HIGH SCHOOL

Subdivision: Tamarron Sec 11

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Approved Seniors Project,Mud,Sellers Disclosure

Exemptions: Homestead,,,,Senior,

Range Type: Electric Range

DOM: 12

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: TAMARRON SEC 11, BLOCK 1, LOT 71

Courtesy of

List Office Name: Fathom Realty

