



449 AURORA CREEK LN, KATY, TX 77493, USA

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

Elegance awaits in this exquisite 2-story, 4-bedroom, 2.5-bath new construction home. With a generous 2227 sqft, this residence in the highly sought after Katy ISD boasts a prime lakefront location. Indulge in relaxation on the covered back patio, where you can savor tranquil lake. Step inside and be greeted by tall ceilings that amplify the [...]

Rooms & Units Description



Property title: 449 Aurora Creek Katy Texas 77493

Room Description: Family Room,Formal Dining

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo,Vanity Area

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home,Home Energy Rating/HERS

Room Count: 6

Bed Room Description: All Bedrooms Up,En-Suite Bath,Walk-In Closet

Photo Count: 29

Original List Price: 402400.00

Completed Construction Date: 2023-08-01

Property Details

Parcel Number: 800004-003-042-000

Style: Traditional

Builder Name: Adams Homes

Acres: 0.1179

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile

Lot Description: Subdivision Lot,Water View

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 180.69

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck	Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Gas	Cool System: Central Electric
Pool Area: 1	Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass
Kitchen Desc: Kitchen open to Family Room,Walk-in Pantry	Oven Type: Gas Oven
Dishwasher: 1	Water Sewer: Water District
Microwave: 1	Siding: Brick,Cement Board
Water Amenity: Lake View, Lake View	

Fees & Taxes

Tax Rate: 3.5161	Tax Amount: 1899
Tax Year: 2022	Fee Other: 1
Fee Other Amount: 800	

Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-08-05T14:40:07.613

Location Details



Area: 25

School District: 30 - Katy

School Elementary:
ROBERTSON ELEMENTARY
SCHOOL (KATY)

School High: KATY HIGH
SCHOOL

Geo Market Area: Katy - Old
Towne

Zip: 77493

County Or Parish: Waller

Directions: FROM HWY 99: Exit Clay Rd. and go west approximately 5 miles. Turn right on Bartlett Rd. Take your first right on Sunterra Shores. Take an immediate right on Eliana Shores. The Adams Homes model is the third house on your right (108 Eliana Shores Lane) Google Maps works best.

School Middle: HASKETT JUNIOR HIGH SCHOOL

Subdivision: SUNTERRA

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

DOM: 5

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash
Sale,Conventional,FHA,VA

Legal: S800004 SUNTERRA SECTION 4 BLK 3 LOT
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Courtesy of

List Office Name: Adams Homes Realty INC

