



\$347,400.00

## 456 LONG BEACH BAY DR, 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 1915 sqft, this residence in the highly sought after Katy ISD. Indulge in relaxation on the covered back patio. Step inside and be greeted by tall ceilings that amplify the sense of space w crown molding & high 5 1/2 inch [...]



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### Rooms & Units Description



**Property title:** 456 Long Beach Bay Katy Texas 77493

**Room Description:** Living Area - 1st Floor,Living/Dining Combo

**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

**HOA Mandatory:** 1

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

**Room Count:** 7

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

**Photo Count:** 22

**Original List Price:** 347400.00

**Completed Construction Date:** 2023-07-14

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## Property Details

**Parcel Number:** 800004-002-030-000

**Style:** Traditional

**Builder Name:** Adams Homes

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 181.41

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Tile

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## Property Features



<b>Exterior:</b> Back Green Space,Back Yard Fenced,Covered Patio/Deck	<b>Interior:</b> Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Pool Area:</b> 1	<b>Energy:</b> 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
<b>Kitchen Desc:</b> Kitchen open to Family Room,Walk-in Pantry	<b>Oven Type:</b> Gas Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Water District
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Cement Board

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## Fees & Taxes

<b>Tax Rate:</b> 3.5161	<b>Tax Year:</b> 2022
<b>Maint Fee Includes:</b> Clubhouse,Other,Recreational Facilities	

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## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Builder	<b>Price Change Timestamp:</b> 2023-08-05T12:04:15.310

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## 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

**Finance Available:** Cash Sale,Conventional,Investor,USDA  
Loan,VA

**Legal:** S800004 SUNTERRA 4 BLK 2 LOT 30

**Realist Block:** Deed  
Restrictions

**Disclosures:** Mud

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

**DOM:** 5

Courtesy of

**List Office Name:** Adams Homes Realty INC

