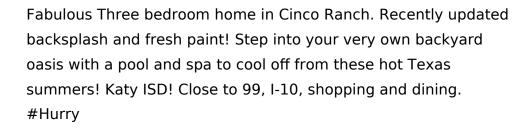


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# 5111 BIRCH MANOR LN, KATY, TX 77494, USA

https://test.houston-re.com



# **Rooms & Units Description**



Property title: 5111 Birch Manor Katy Texas

77494

Room Description: Breakfast Room, Formal

Dining, Gameroom Up

Master Bath Desc: Primary Bath: Double Sinks

**Open House Public Count:** 1

**HOA Mandatory:** 1

Key Map: 524D

Room Count: 6

**Bed Room Description:** En-Suite

Bath, Primary Bed - 1st Floor

Open House Public Upcoming: Public:

Pool Private: 1, Gunite, In Ground

Sun Aug 27, 12:00PM-2:00PM

Photo Count: 32

Original List Price: 450000.00

### **Property Details**

Parcel Number: 2295-01-003-0830-914 Lot Desciption: Subdivision Lot

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

Price Sq Ft List: 207.05 **Acres:** 0.1406

Acres Desciption: 0 Up To 1/4 Acre **Dwelling Type:** Free Standing

Stories: 2 Floors: Carpet, Tile, Wood

## **Property Features**

**Exterior:** Back Yard Fenced, Covered Patio/Deck, Outdoor **Interior:** High Ceiling

Kitchen, Spa/Hot Tub, Sprinkler System

**Restrictions:** Deed Restrictions. Deed Restrictions

**Roof:** Composition Foundation: Slab

Garage Desc: Attached Garage No Of Garage Cap: 2

**Heat System:** Central Gas **Cool System:** Central Electric

**Energy:** Ceiling Fans **Fireplaces Number:** 1

Oven Type: Gas Oven Dishwasher: 1

Water Sewer: Water District **Countertops:** Granite

Microwave: 1 Siding: Brick, Wood



Pool Area: 1

#### Fees & Taxes

Tax Year: 2022 Other Mandatory Fee: Transfer Fee

Fee Other: 1 Fee Other Amount: 350

### **Basics**

Baths Full: 2 Baths Half: 1

**Year Built Src:** Appraisal District **Price Change Timestamp:** 2023-08-18T15:34:54.123

#### **Location Details**

Area: 36 County Or Parish: Fort Bend

School District: 30 - Katy Directions: From 99 exit Cinco Ranch Blvd and head

west. Take a left on Shallow Park Lane. Take a right on Kingston Glen. Left on Birch Manor and the home is on

School Middle: BECKENDORFF JUNIOR HIGH SCHOOL

Subdivision: Cinco West At Seven Meadows

the left.

**School Elementary:** KILPATRICK

**ELEMENTARY SCHOOL** 

School High: SEVEN LAKES HIGH

**SCHOOL** 

Geo Market Area: Katy - Southwest State: Texas

**Zip:** 77494 **City:** Katy

### **Miscellaneous**



**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections, Washer

Connections

Disposal: 1

Legal: CINCO WEST AT SEVEN MEADOWS SEC 1, BLOCK 3,

**LOT 83** 

**Realist Block:** Deed Restrictions **Disclosures:** Sellers Disclosure

Range Type: Gas Range

**DOM:** 16

# **Courtesy of**

**List Office Name:** Honey & Company Realty

