



\$429,000.00

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

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

Fabulous Three bedroom home in Cinco Ranch. Recently updated backsplash and fresh paint! Step into your very own backyard oasis with a pool and spa to cool off from these hot Texas summers! Katy ISD! Close to 99, I-10, shopping and dining. #Hurry

---

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

**Photo Count:** 32

**Original List Price:** 450000.00

## Property Details

**Parcel Number:** 2295-01-003-0830-914

**Style:** Traditional

**Price Sq Ft List:** 207.05

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Acres:** 0.1406

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

## Property Features

**Exterior:** Back Yard Fenced,Covered Patio/Deck,Outdoor Kitchen,Spa/Hot Tub,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Microwave:** 1

**Interior:** High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Pool Private:** 1, Gunite,In Ground

**Energy:** Ceiling Fans

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Wood



---

## Fees & Taxes

<b>Tax Rate:</b> 2.2305	<b>Tax Amount:</b> 8326
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Transfer Fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 350

---

## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	<b>Price Change Timestamp:</b> 2023-08-18T15:34:54.123

---

## Location Details

<b>Area:</b> 36	<b>County Or Parish:</b> Fort Bend
<b>School District:</b> 30 - Katy	<b>Directions:</b> 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 the left.
<b>School Elementary:</b> KILPATRICK ELEMENTARY SCHOOL	<b>School Middle:</b> BECKENDORFF JUNIOR HIGH SCHOOL
<b>School High:</b> SEVEN LAKES HIGH SCHOOL	<b>Subdivision:</b> Cinco West At Seven Meadows
<b>Geo Market Area:</b> Katy - Southwest	<b>State:</b> Texas
<b>Zip:</b> 77494	<b>City:</b> 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

