



\$420,000.00

**6267 CLEAR CANYON DR, KATY, TX 77450,
USA**

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



Beautiful 2 story gem in the exciting community of Canyon Gate Cinco Ranch. 24 hour manned gate attendant for round the clock security. Fun community events plus amenities that include tennis courts, multiple pools, a beach club, playgrounds, a golf course and club, walking trails, highly rated KISD schools. Inside you'll find a gourmet chefs [...]

Rooms & Units Description



Property title: 6267 Clear Canyon Drive Katy Texas 77450

Room Description: Family Room,Formal Dining,Formal Living,Gameroom Up,Kitchen/Dining Combo,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

Photo Count: 6

Original List Price: 420000.00

Room Count: 10

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Master Planned Community: Canyon Gate at Cinco Ranch

HOA Mandatory: 1

Key Map: 526B

Property Details

Parcel Number: 2251-02-002-0010-914

Style: Traditional

Price Sq Ft List: 142.91

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Corner

List Type: Exclusive Right to Sell/Lease

Acres: 0.1838

Dwelling Type: Free Standing

Floors: Carpet,Tile

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Controlled Subdivision Access,Sprinkler System,Subdivision Tennis Court

Foundation: Slab

Garage Desc: Oversized Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Oven Type: Electric Oven

Water Sewer: Water District

Golf Course: Golf Club at Cinco Ranch

Roof: Composition

Garage Carport: Workshop

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gas Connections,Gaslog Fireplace

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room

Dishwasher: 1

Microwave: 1

Siding: Brick,Cement Board



Fees & Taxes

Tax Rate: 2.5691	Tax Amount: 9721
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	

Location Details

Area: 36	County Or Parish: Fort Bend
School District: 30 - Katy	Directions: From Mason Road turn into Canyon Gate via manned gate secured entrance at Canyon Gate Blvd. Turn Left on Clear Canyon Dr. Home is on the corner.
School Elementary: CREECH ELEMENTARY SCHOOL	School Middle: BECK JUNIOR HIGH SCHOOL
School High: CINCO RANCH HIGH SCHOOL	Subdivision: Canyon Gate Cinco Ranch
Geo Market Area: Katy - Southeast	State: Texas
Zip: 77450	City: Katy

Miscellaneous



Annual Maint Desc: Mandatory
Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash
Sale,Conventional,Investor

Legal: CANYON GATE CINCO RANCH SEC 2, BLOCK 2, LOT 1

Access: Manned Gate

Master Planned Community YN: 1

Connections: Electric Dryer
Connections,Gas Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: CANYON GATE CINCO RANCH

DOM: 7

Courtesy of

List Office Name: RE/MAX Cinco Ranch

