



**\$765,000.00**

## **6418 VERDE PL LN, KATY, TX 77493, USA**

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



Welcome to your absolutely stunning resort-style pool and spa property over-looking a beautiful lake! Home not only sits on a premium lakeview lot, but also has tons of upgrades. The outdoor living area's upgrades include travertine decking, custom-designed pool and spa, stylish chaise lounge chairs and umbrellas, pergola with retractable shade screens area, along with [...]

---

### **Rooms & Units Description**



**Property title:** 6418 Verde Place Katy Texas 77493

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Formal Dining,Gameroom Up,Guest Suite,Home Office/Study,Living Area - 1st Floor,Utility Room in House

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

**Open House Public Count:** 1

**HOA Mandatory:** 1

**Room Count:** 15

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Multilevel Bedroom,Walk-In Closet

**Open House Public Upcoming:** Public: Sat Aug 12, 1:00PM-4:00PM

**Photo Count:** 35

**Original List Price:** 765000.00

---

## Property Details

**Parcel Number:** 134-882-001-0031

**Lot Value:** 1

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

**Acres:** 0.251

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions,Zoning, Deed Restrictions,Zoning

**Lot Description:** Subdivision Lot,Water View

**Style:** Traditional

**Price Sq Ft List:** 231.75

**Acres Description:** 1/4 Up to 1/2 Acre

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

---

## Property Features



<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck,Porch,Side Yard,Spa/Hot Tub,Sprinkler System	<b>Interior:</b> 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 Carport:</b> Additional Parking,Auto Garage Door Opener,Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage,Oversized Garage,Tandem
<b>No Of Garage Cap:</b> 3	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Private:</b> 1, In Ground
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Ceiling Fans,Digital Program Thermostat	<b>Kitchen Desc:</b> Island w/o Cooktop,Pantry,Under Cabinet Lighting
<b>Oven Type:</b> Convection Oven,Double Oven,Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Water District	<b>Countertops:</b> Granite
<b>Siding:</b> Brick,Cement Board,Stone	<b>Water Amenity:</b> Lake View, Lake View

---

## Fees & Taxes

<b>Tax Rate:</b> 3.1503	<b>Tax Amount:</b> 17785
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> CAP FEE/TRANSFER FEE
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 300/500

---

## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

---

## Location Details



**Area:** 25

**School District:** 30 - Katy

**School Elementary:** KATY  
ELEMENTARY SCHOOL

**School High:** KATY HIGH SCHOOL

**Geo Market Area:** Katy - Old Towne

**Zip:** 77493

**County Or Parish:** Harris

**Directions:** From 99-South. Exit Frontage Rd to Franz and I-10. Right on Franz. After 3.1 miles, right on Reston Falls Ln. Left on Verde Place Ln. Property is on the right.

**School Middle:** KATY JUNIOR HIGH SCHOOL

**Subdivision:** Falls/Green Mdws Sec 3

**State:** Texas

**City:** Katy

---

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 5

**Realist Block:** Deed Restrictions,Zoning

**Disclosures:** Mud,Sellers Disclosure

**Finance Available:** Cash  
Sale,Conventional,FHA,VA

**Legal:** LT 31 BLK 1 FALLS AT GREEN MEADOWS  
SEC 3

---

## Courtesy of

**List Office Name:** ABSOLUTE Realty Group Inc.

