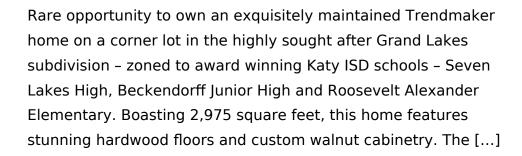


6447 DYLAN SPRINGS LN, KATY, TX 77450, USA

https://test.houston-re.com



Rooms & Units Description





Property title: 6447 Dylan Springs Katy Texas 77450

Room Description: Breakfast Room, Den, Family

Room, Formal Dining, Gameroom Up, Home

Office/Study, Kitchen/Dining Combo, Library, Living Area - 1st

Floor, Living Area - 2nd Floor, Utility Room in Garage

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

Combo

Open House Public Count: 1

Photo Count: 50 HOA Mandatory: 1

Key Map: 525H

Room Count: 13

Bed Room Description: 1

Bedroom Down - Not Primary BR,All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Sitting Area,Walk-In

Closet

Open House Public Upcoming: Public: Sun Aug 27, 1:00PM-3:00PM

Master Planned Community:

Grand Lakes

Subdivision Lake Access YN: 1

Original List Price: 535500.00

Property Details

Parcel Number: 3531-07-005-0390-914 Lot Desciption: Corner

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

Builder Name: Trendmaker Price Sq Ft List: 180.00

Acres: 0.1854 Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing **Stories:** 2

Floors: Carpet, Tile, Wood Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features



Exterior: Back Yard, Back Yard Fenced, Covered Patio/Deck, Fully Fenced, Patio/Deck, Private Driveway, Side Yard, Sprinkler System, Subdivision

Tennis Court, Workshop

Roof: Composition

Garage Carport: Workshop

No Of Garage Cap: 3

Cool System: Central Electric

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar, Butler Pantry, Island

w/o Cooktop, Kitchen open to Family

Room, Pantry, Reverse Osmosis, Soft Closing Cabinets, Soft Closing Drawers, Under Cabinet

Lighting, Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick, Stone

Interior: 2 Staircases, Alarm System - Owned, Balcony, Crown Molding, Fire/Smoke Alarm, Formal Entry/Foyer, High

Ceiling, Prewired for Alarm System

Foundation: Slab

Garage Desc: Attached Garage, Tandem

Heat System: Central Gas

Pool Area: 1

Energy: Ceiling Fans, Digital Program

Thermostat, Insulated Doors

Oven Type: Convection Oven, Double

Oven, Gas Oven

Water Sewer: Public Sewer, Water District

Microwave: 1

Fees & Taxes

Tax Year: 2022 Maint Fee Includes: Grounds, Other, Recreational Facilities

Basics

Baths Full: 3 **Year Built Src:** Appraisal District

Location Details



Area: 36 County Or Parish: Fort Bend

School District: 30 - Katy **Directions:** From 99 South- Take S Fry Road exit, go left,

right on Rainwood Park, left at the roundabout, left onto Emily Park Lane, right onto South Cross Lane, left onto

School Middle: BECKENDORFF JUNIOR HIGH SCHOOL

Dylan Springs, the home is on your left.

School Elementary: ALEXANDER

ELEMENTARY SCHOOL (KATY)

Subdivision: Grand Lakes Ph Three Sec 7 School High: SEVEN LAKES HIGH

SCHOOL

Geo Market Area: Katy - Southeast State: Texas

Zip: 77450 City: Katy

Miscellaneous

Annual Maint Desc: Mandatory **Master Planned Community YN:** 1

Realist Block: Deed Restrictions

Disclosures: Mud.Sellers Disclosure

Exclusions: See attachment in Agent Docs

Finance Available: Cash Sale, Conventional, VA

Legal: GRAND LAKES PHASE THREE SEC 7,

BLOCK 5, LOT 39

DOM: 15

Connections: Electric Dryer Connections, Gas

Dryer Connections, Washer Connections

Disposal: 1

Exemptions: Homestead,,,,,,,,,

Range Type: Gas Cooktop, Gas Range

Legal Subdivision: GRAND LAKES

Courtesy of

List Office Name: BHGRE Gary Greene

