



\$535,500.00

6447 DYLAN SPRINGS LN, KATY, TX 77450, USA

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



Rare opportunity to own an exquisitely maintained Trendmaker home on a corner lot in the highly sought after Grand Lakes subdivision - zoned to award winning Katy ISD schools - Seven Lakes High, Beckendorff Junior High and Roosevelt Alexander Elementary. Boasting 2,975 square feet, this home features stunning hardwood floors and custom walnut cabinetry. The [...]

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

Style: Traditional

Builder Name: Trendmaker

Acres: 0.1854

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Utility District: 1

Lot Description: Corner

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 180.00

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

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 Rate: 2.4142

Tax Amount: 8950

Tax Year: 2022

Maint Fee Includes: Grounds,Other,Recreational Facilities

Basics

Baths Full: 3

Year Built Src: Appraisal District

Location Details



Area: 36

School District: 30 - Katy

School Elementary: ALEXANDER ELEMENTARY SCHOOL (KATY)

School High: SEVEN LAKES HIGH SCHOOL

Geo Market Area: Katy - Southeast

Zip: 77450

County Or Parish: Fort Bend

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 Dylan Springs, the home is on your left.

School Middle: BECKENDORFF JUNIOR HIGH SCHOOL

Subdivision: Grand Lakes Ph Three Sec 7

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

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

Master Planned Community YN: 1

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

