



\$849,900.00

6702 MIRABEAU LN, KATY, TX 77493, USA

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



PERRY HOMES NEW CONSTRUCTION! Home office with French doors set at entry with 12-foot ceiling. Extended entry leads to open family room, dining area and kitchen with 16-foot ceilings throughout. Family room features wood mantel fireplace and wall of windows. Kitchen features walk-in pantry, generous counter space, double-wall oven, 5-burner gas cooktop and oversized island [...]

Rooms & Units Description



Property title: 6702 Mirabeau Katy Texas 77493

Room Description: Family Room,Gameroom Down,Home Office/Study,Utility Room in House

Master Bath Desc: Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Tub/Shower Combo

Photo Count: 32

Original List Price: 1010900.00

Room Count: 8

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

Master Planned Community: Cane Island

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Property Details

Parcel Number: 422391-001-012-000

Lot Dimention: 120 x 175

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 257.55

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile,Wood

Lot Description: Corner,Subdivision Lot

Style: Traditional

Builder Name: Perry Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas,Zoned

Pool Area: 1

Energy: Attic Vents,Ceiling Fans,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Fiberglass,Radiant Attic Barrier

Oven Type: Double Oven,Electric Oven

Water Sewer: Other Water/Sewer

Microwave: 1

Interior: Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry

Dishwasher: 1

Countertops: Stone

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 3.45

Tax Year: 2022

Other Mandatory Fee: GATED SECTION

Fee Other Amount: 520

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-21T13:00:05.330

Completion Date: 2022-12-30

Location Details



Area: 25

School District: 30 - Katy

School Elementary:
ROBERTSON ELEMENTARY
SCHOOL (KATY)

School High: KATY HIGH
SCHOOL

Geo Market Area: Katy - Old
Towne

Zip: 77493

County Or Parish: Waller

Directions: From I-10, take exit 740 and continue straight on Interstate 10 Frontage Rd W. Turn right on FM 1463 and continue straight. Turn left onto Hwy Blvd and then turn right on Cane Island Pkwy. Take a left onto Innovation Drive and then take a left at the second model home park entrance on Kessler Point Place. The sales center will be on the left at 1914 Kessler Point Place.

School Middle: KATY JUNIOR HIGH SCHOOL

Subdivision: Cane Island

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S422391 CANE ISLAND SECTION 31 BLK 1
LOT 12

DOM: 84

Master Planned Community YN: 1

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: OTHER - 77493

Courtesy of

List Office Name: Perry Homes Realty, LLC

