



\$938,900.00

## 6706 MIRABEAU LN, KATY, TX 77493, USA

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



PERRY HOMES NEW CONSTRUCTION!!! Entry framed by home office with French doors. Extended entry with 12-foot coffered ceiling flows past large game room with French doors and formal dining room. Spacious family room with a corner wood mantel fireplace opens to morning area. Island kitchen with built-in seating space, a double wall oven, 5-burner gas [...]

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## Rooms & Units Description



**Property title:** 6706 Mirabeau Katy Texas 77493

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Down,Home Office/Study,Media,Utility Room in House

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

**Photo Count:** 14

**Original List Price:** 933900.00

**Room Count:** 10

**Bed Room Description:** All Bedrooms Down,Walk-In Closet

**Master Planned Community:** Cane Island

**HOA Mandatory:** 1

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## Property Details

**Parcel Number:** 422391-001-011-000

**Style:** Traditional

**Builder Name:** Perry Homes

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Other

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

**Price Sq Ft List:** 212.85

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

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## Property Features

**Exterior:** Controlled Subdivision Access,Covered Patio/Deck,Partially Fenced,Sprinkler System

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 3

**Cool System:** Central Electric,Zoned

**Fireplace Description:** Wood Burning Fireplace

**Kitchen Desc:** Island w/o Cooktop,Pantry

**Dishwasher:** 1

**Countertops:** Stone

**Siding:** Brick,Stone

**Interior:** Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Zoned

**Pool Area:** 1

**Fireplaces Number:** 1

**Oven Type:** Convection Oven,Double Oven,Electric Oven

**Water Sewer:** Water District

**Microwave:** 1



**Fees & Taxes**

**Tax Rate:** 3.288675

**Other Mandatory Fee:** Gated Section

**Fee Other Amount:** 675

**Tax Year:** 2023

**Fee Other:** 1

**Basics**

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-05-30T16:31:39.630

**Completion Date:** 2023-08-30

**Location Details**

**Area:** 25

**County Or Parish:** Waller

**School District:** 30 - Katy

**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 Elementary:**  
ROBERTSON ELEMENTARY  
SCHOOL (KATY)

**School Middle:** KATY JUNIOR HIGH SCHOOL

**School High:** KATY HIGH  
SCHOOL

**Subdivision:** Cane Island

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

**State:** Texas

**Zip:** 77493

**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 11

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 108

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## Courtesy of

**List Office Name:** Perry Homes Realty, LLC

