



\$565,000.00

## 6906 HONEYBIRD MEADOW CIR, KATY, TX 77493, USA

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



Welcome home to 6906 Honeybird Meadow Circle of Elyson! You are going to love this home inside and out! The oversized lot offers plenty to the family. Wait until they see the pool & spa! Inside it's a beautiful, comfortable feel... the kind you want to call home. Soaring ceilings give it a gorgeous look [...]

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## Rooms & Units Description



**Property title:** 6906 Honeybird Meadow Katy Texas 77493

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

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Room Count:** 10

**Beds Max:** 4

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

**Photo Count:** 39

**HOA Mandatory:** 1

**Master Planned Community:** Elyson

**Subdivision Lake Access YN:** 1

**Original List Price:** 565000.00

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## Property Details

**Parcel Number:** 138-580-003-0005

**Style:** Traditional

**Builder Name:** Perry Homes

**Acres:** 0.184

**Dwelling Type:** Free Standing

**Floors:** Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cleared,Subdivision Lot

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

**Price Sq Ft List:** 197.76

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

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

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## Property Features



**Exterior:** Back Yard,Back Yard  
Fenced,Patio/Deck,Spa/Hot Tub,Sprinkler  
System,Subdivision Tennis Court

**Roof:** Composition

**Garage Desc:** Attached Garage,Oversized  
Garage,Tandem

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplace Description:** Gas Connections,Gaslog  
Fireplace

**Energy:** Attic Vents,Ceiling Fans,Energy  
Star/CFL/LED Lights,HVAC>13 SEER,Insulated  
Doors,Insulated/Low-E windows

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Siding:** Brick

**Interior:** Drapes/Curtains/Window  
Cover,Fire/Smoke Alarm,Formal  
Entry/Foyer,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Pool Private:** 1, Gunite,Heated,In Ground

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Kitchen  
open to Family Room,Pot Filler

**Dishwasher:** 1

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 3.3677

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer  
Fees

**Fee Other Amount:** 295

**Tax Amount:** 12697

**Maint Fee Includes:** Clubhouse,Grounds,Recreational  
Facilities

**Fee Other:** 1

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## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-08-01T15:08:10.200

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## Location Details



**Area:** 25

**School District:** 30 - Katy

**School Elementary:** MCELWAIN ELEMENTARY SCHOOL

**School High:** PAETOW HIGH SCHOOL

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

**Zip:** 77493

**County Or Parish:** Harris

**Directions:** FROM 529 & ELYSON BLD.: SOUTH on Elyson Blvd.; LEFT on Roundabout (Elyson Falls Dr.); LEFT on Greenwood Orchard Dr.; RIGHT on Brookdale Bay Ln.; LEFT on Montclair Colony Trail; LEFT on Andorra Falls Trace; LEFT on Honeybird Meadow Circle; listing is on the LEFT...welcome home!

**School Middle:** STOCKDICK JUNIOR HIGH SCHOOL

**Subdivision:** Elyson

**State:** Texas

**City:** Katy

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Exclusions,Mud,Sellers Disclosure

**Exclusions:** Curtains, rods, TV mounts

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

**Legal:** LT 5 BLK 3 ELYSON SEC 11

**DOM:** 24

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Exemptions:** Homestead; Veteran

**Range Type:** Gas Cooktop

**Legal Subdivision:** Elyson

## Courtesy of

**List Office Name:** Compass RE Texas, LLCKaty

