



\$449,900.00

**7006 SPARROW VALLEY TRAIL, KATY, TX
77493, USA**

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



PERRY HOMES NEW CONSTRUCTION!!! Extended entry with 12-foot ceiling leads to open kitchen, dining area and family room with 10-foot ceilings throughout. Kitchen features corner walk-in pantry and generous island with built-in seating space. Family room features wall of windows. Primary suite with 10-foot ceiling and wall of windows. Dual vanities, garden tub, separate glass-enclosed [...]

Rooms & Units Description



Property title: 7014 Sparrow Valley Katy Texas 77493

Room Description: Family Room,Formal Dining,Utility Room in House

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

Photo Count: 11

Original List Price: 470900.00

Room Count: 6

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

Master Planned Community: Elyson

HOA Mandatory: 1

Property Details

Parcel Number: NA

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: 205.62

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Property Features

Exterior: Covered Patio/Deck,Partially Fenced,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Stone

Interior: Fire/Smoke Alarm,High Ceiling

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Oven Type: Electric Oven

Water Sewer: Water District

Microwave: 1



Fees & Taxes

Tax Rate: 3.32

Tax Year: 2023

Basics

Baths Full: 3

Year Built Src: Builder

Price Change Timestamp: 2023-07-27T10:51:51.567

Completion Date: 2023-08-31

Location Details

Area: 25

County Or Parish: Harris

School District: 30 - Katy

Directions: From I-10 West, exit Katy Fort Bend Road and turn right. After 2.2 miles, Katy Fort Bend Road becomes Hockley Cut Off Road. Stay straight on Katy Hockley Cut Off Road for 4 miles. Turn right on FM 529/Freeman Road. Travel about 1.5 miles and turn left on Elyson Boulevard. Turn left onto Verbena Meadow Drive and an immediate right onto Savannah Sparrow Lane. The model is the first home on the street at 23610 Savannah Sparrow Lane.

School Elementary: MCELWAIN ELEMENTARY SCHOOL

School Middle: STOCKDICK JUNIOR HIGH SCHOOL

School High: PAETOW HIGH SCHOOL

Subdivision: Elyson

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: LT 1 BLK 4 ELYSON SEC 43

Master Planned Community YN: 1

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

DOM: 104

Courtesy of

List Office Name: Perry Homes Realty, LLC

