



7111 KINGLET CT, KATY, TX 77493, USA

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



Welcome home. This home has the most calming, airy feel. With simple modern design this home truly makes a statement. All 5 Bedrooms include individual private full baths. There are 2 Bedrooms down. Gorgeous study with sitting area. Formal Dining space and Butler’s Pantry. Beautiful Living space with warm natural light that makes the stunning [...]

Rooms & Units Description



Property title: 7111 Kinglet Katy Texas 77493

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

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Room Count: 15

Beds Max: 5

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

Photo Count: 49

HOA Mandatory: 1

Master Planned Community: Cane Island

Subdivision Lake Access YN: 1

Original List Price: 1225000.00

Property Details

Parcel Number: 422377-001-023-000

Style: Contemporary/Modern,Traditional

Builder Name: Highland Homes

Acres: 0.4229

Dwelling Type: Free Standing

Floors: Carpet,Engineered Wood,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cleared,Cul-De-Sac,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 234.85

Acres Description: 1/4 Up to 1/2 Acre

Stories: 2

Ownership: Full Ownership

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Outdoor Fireplace,Patio/Deck,Private Driveway,Side Yard,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Garage Desc: Attached Garage,Oversized Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 2

Kitchen Desc: Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Interior: 2 Staircases,Alarm System - Owned,Window Coverings,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Wired for Sound

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gas Connections,Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Fiberglass,Insulation - Other,Tankless/On-Demand H2O Heater

Oven Type: Convection Oven,Double Oven,Electric Oven

Water Sewer: Water District

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 3.2887

Tax Year: 2022

Other Mandatory Fee: Transfer Fee & Cap Fee

Fee Other Amount: 275+

Tax Amount: 31695

Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

Fee Other: 1

Basics



Baths Full: 5

Year Built Src: Appraisal District

Baths Half: 2

Price Change Timestamp: 2023-09-07T06:54:07.007

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 CANE ISLAND PARKWAY & FRANZ ROAD: NORTH on Cane Island Parkway; LEFT on Swift Rd.; RIGHT on Merlin Way; LEFT on Kinglet Court; Listing is on RIGHT at Cul-Du-Sac.... welcome home!

School Middle: KATY JUNIOR HIGH SCHOOL

Subdivision: Cane Island

State: Texas

City: Katy

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exemptions: Homestead

Range Type: Gas Cooktop

Legal Subdivision: Cane Island

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,Investor,VA

Legal: S422377 CANE ISLAND 17 BLK 1 LOT 23

Courtesy of

List Office Name: Compass RE Texas, LLCKaty

