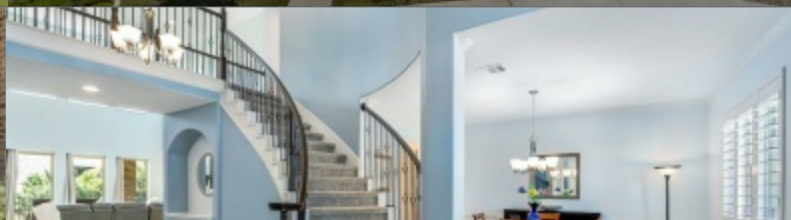


1.75 ASSUMABLE RATE

VA or Non VA!



Under Contract - Option Pending on Market

\$790,000

Call 7133771022 Today!

GENERAL DESCRIPTION

Subdivision: RANCHO SIENNA 70
Property Type: Residential Single Family
Bedrooms: 4
Baths: 4 Full & 1 Half
Stories: 2
Garage: 3 / Attached
Year Built: 2020
Building Sqft: 3,798 / Builder
Lotsize: 9,853
Maintenance Fee: \$756 / Annually
MLS# / Area: ABORTX-4529580

164 CATANI LOOP, GEORGETOWN, TX 78628

4 BEDS, 4 FULL & 1 HALF BATH(S)

****1.75 Assumable Rate**** Welcome to an extraordinary residence that perfectly blends luxurious living with thoughtful design in one of Georgetown's most sought-after neighborhoods. This stunning four-bedroom, five-bathroom home offers nearly 3,800 square feet of meticulously crafted living space, situated on a coveted greenbelt lot that provides unparalleled privacy and serene views. From the moment you enter, the exceptional quality of construction is evident throughout. An elegant rounded staircase creates a dramatic focal point, while the main floor thoughtfully features both the primary bedroom suite and a guest ensuite for convenient single-level living. The spacious layout continues upstairs with a dedicated game room and theatre room, perfect for entertaining family and friends. This home is equipped with remarkable energy-efficient features, including solar panels and a whole home generator ensuring uninterrupted comfort. The reverse osmosis drinking water system and whole home water softener provide premium water quality throughout. A cozy fireplace anchors the living spaces, while the utility room includes a convenient sink for added functionality. The location simply cannot be beat. Families will appreciate the proximity to excellent schools including Rancho Sienna Elementary and Primrose School, while everyday conveniences like grocery shopping are just moments away. The generous lot size provides ample outdoor space to create your personal oasis.



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker

eXp Realty, LLC

164 Catani Loop, Georgetown, TX 78628

Visit <https://www.har.com/ABORTX-4529580> for more information