

Terminated on Market

**\$185,000**

Call 4093380307 Today!

## SINGLE-FAMILY, 2 BEDS, 2 FULL BATH(S)

Welcome to 3306 Mayfly Ct, a cozy brick home perfectly tucked on a quiet cul-de-sac in Katy. With 2 bedrooms, 2 full bathrooms, and 1,392 sq. ft. of living space, this single-story home is thoughtfully designed for easy family living. Step inside to a warm and inviting living area featuring tile floors throughout and a charming fireplace perfect for movie nights and family gatherings. The kitchen and dining area flow seamlessly into the living room, making it easy to stay connected while cooking, dining, or entertaining. Families will especially love the oversized backyard. With nearly 9,000 sq. ft. of lot space, there's plenty of room for kids to play, pets to roam, or weekend barbecues with friends and family. Additional features include a detached garage, low-maintenance brick exterior, and central cooling to keep the home comfortable year-round. You'll also enjoy convenient access to local schools, parks, shopping, and major highways.

### GENERAL DESCRIPTION

**Subdivision:** Silvermill

**Property Type:** Single-Family

**Bedrooms:** 2

**Baths:** 2 Full

**Stories:** 1

**Garage:** 2 / Attached/Detached

**Style:** Traditional

**Year Built:** 1983

**Building Sqft:** 1,392 / Seller

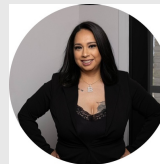
**Lotsize:** 8,990 / Appraisal District

**Maintenance Fee:** \$420 / Annually

**Market Area:** Katy - North

**Key Map:** 446R

**MLS# / Area:** 40864491 / 25



Get in touch  
**Guadalupe Nochez**

4093380307



**Alumbra International Properties**

3462336958

3306 Mayfly Ct, Katy, TX 77449

Visit <https://www.har.com/40864491> for more information