

Under Contract - Option Pending on Market

# \$240,000

Call 8323045797 Today!

## SINGLE-FAMILY, 3 BEDS, 2 FULL BATH(S)

Welcome to this well-located single-story home situated on a quiet cul-de-sac in Katy's Sundown subdivision. Offering 3 bedrooms, 2 bathrooms, and approximately 1,813 sq ft, this home features vaulted ceilings, a spacious living area with a fireplace, and an open layout connecting the kitchen, dining, and living spaces. The kitchen includes granite countertops, ample cabinetry, and a breakfast bar for additional seating. All bedrooms are located on the first floor, including a comfortable primary suite. A converted garage provides flexible additional living space. Enjoy a large fenced backyard with mature trees and patio area, ideal for outdoor activities. Zoned to Katy ISD with community pool access and convenient proximity to I-10, shopping, and dining. Generous lot size offers room to spread out, while the cul-de-sac location provides limited through traffic. A functional layout with great potential for a variety of lifestyles.

### GENERAL DESCRIPTION

**Subdivision:** Sundown Sec 01

**Property Type:** Single-Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Garage:** 1 / Attached

**Style:** Traditional

**Year Built:** 1979

**Building Sqft:** 1,832 / Seller

**Lotsize:** 7,371 / Appraisal District

**Maintenance Fee:** \$400 / Annually

**Market Area:** Katy - North

**Key Map:** 446U

**MLS# / Area:** 88958599 / 25



Get in touch  
**Thai Klam**

8323045797

COMPASS

Compass RE Texas, LLC - Houston  
8328994788

19951 Sand Creek Ct, Katy, TX 77449

Visit <https://www.har.com/88958599> for more information