

Buyers want to know

Property Address: 3703 Monarch Grove Ln, Katy, TX 77494

Neighborhood Amenities, and what we love about the house:

There is a lot to love about this house, especially its location. Pool & Tennis courts within walking distance, view of lake, proximity to top rated schools (Elementary school is a 5min walk, Junior High 10min. bike ride, High School 20min. bike ride), easy access to Westpark Tollway & the I-10, automatic sprinkler system, oversized patio, no power lines within ¼ miles of house, no neighbors in back, running/ walking trail starts across the street, the backyard is ready to install a large pool (40' x 20') all gas pipes, etc. were moved to the perimeter of the fence, relatively inexpensive HOA that is very active, excellent neighborhood drainage which has resulted in no flooding (even during Harvey); with the new developments nearby, everything you need is within a mile (grocery store, restaurants, auto repair, etc.), overall a very quiet, safe neighborhood.

Age:

Heater:	2009
A/C:	2009
Water Heater:	2009
Oven:	2009
Dishwasher:	2014
Flooring:	Tile (2009), LVP (2018)
Exterior Paint:	2014
Roof:	2009

Billing:

Electric:	August \$220 (High) / February \$36 (Low)
Gas:	January \$70 when fireplace is used; \$50 without (High) / \$26 Low
Water:	July \$75 (High) / October – April \$36 (Low)

Recent Upgrades:

Master bath (2018), Kids bath (2017), Guest bath (2017)