

# ListReport for

3614 Colorado Bend Drive,  
Katy, TX 77494

3BD | 2.5BA | 2,029 SQ. FT



## EVAN COMPEAN

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12075 Spring Cypress Rd, Tomball, TX 77377  
Branch NMLS# 356478





**3**  
BED

**2.5**  
BATH

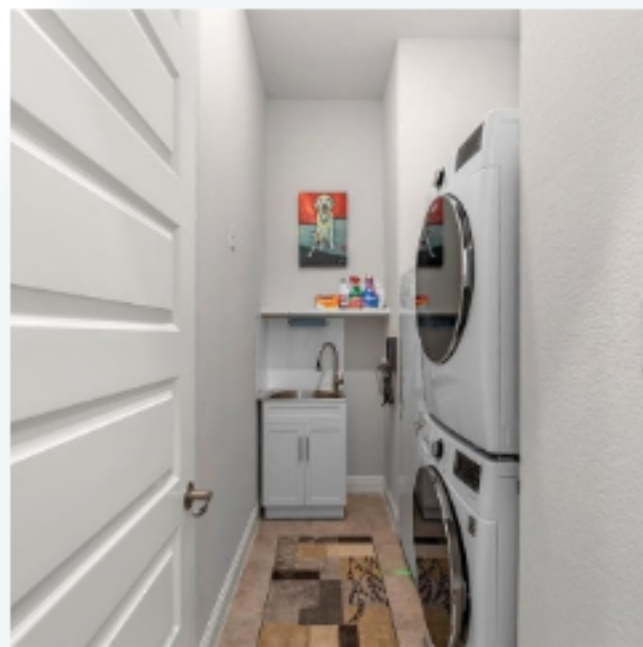
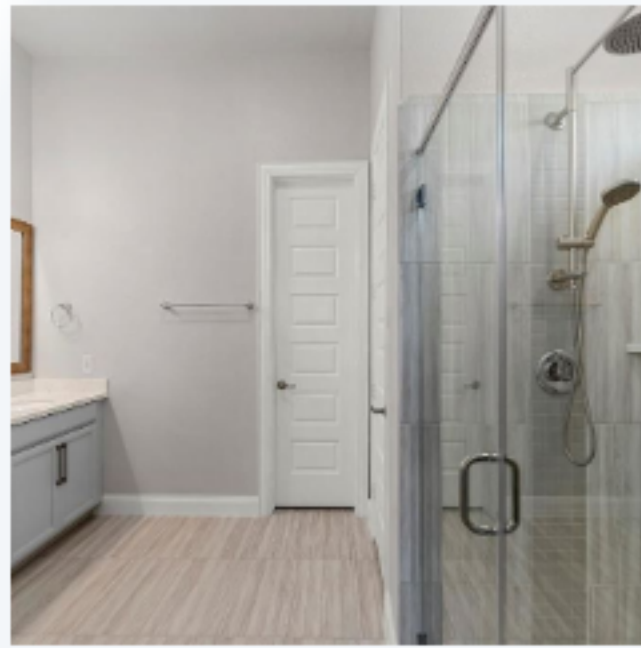


**2,029**  
SQ FT

**2020**  
BUILT IN









## SUMMARY

LIKE NEW GEHAN HOME W/LAKEFRONT PARADISE - IN GATED TAMARRON COMMUNITY. 3 bed/1 office/2.5 bath/1 story home w/curb appeal! Light & bright interior w/soaring ceilings, 8' doors, LED lighting, luxury flooring & desirable open concept floor plan. Gourmet kitchen w/eat-in granite island, S.S. ,Whirlpool appliances, subway backsplash, cabinetry w/under lighting & pantry! Primary suite w/private bath - glass shower, dual sink vanity, walk-in closet & lake views from the wall of windows. Front bonus/study room ideal for home office/game room. Half bath & utility room in house. Huge back covered patio w/lake views & access. Attached 2.5 garage!



### VERY CONVENIENT AREA

Most major services in this area are located within **4** miles.



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



### NEIGHBORHOOD EATS

This home is located near **19** moderately priced restaurants rated four stars and up.



### GREAT SCHOOLS

The schools for this home are **above average** for this neighborhood



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# AREA REPORT



# CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **4** miles.



PHARMACY



GAS



GYM



COFFEE



CLEANERS



1.6  
MILES

1.6  
MILES

1.9  
MILES

2.6  
MILES

3.7  
MILES



MOVIE THEATER



MEDICAL



ATM

4.8  
MILES

3.7  
MILES

3.7  
MILES





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# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **2** private schools within **5** miles.

PK-5	KATHLEEN JOERGER LINDSEY ELEMENTARY SCHOOL ASSIGNED	8 RATING
6-8	DEAN LEAMAN JUNIOR HIGH SCHOOL ASSIGNED	8 RATING
9-11	FULSHEAR H S ASSIGNED	6 RATING





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# OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	GOLF COURSE MEADOWBROOK FARMS GOLF CLUB	5.2 MILES
	DOG PARK KATY DOG PARK	5.5 MILES





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# FOOD REPORT



## NEIGHBORHOOD EATS

This home is located near **19** moderately priced restaurants and has an **average** variety of cuisines.

# 21



WITHIN 5 MILES

\$



\$\$



\$\$\$

0

\$\$\$\$

0

### GOOD EATS BY CATEGORY

AMERICAN .....	6
MEXICAN .....	4
FAST FOOD .....	4
BARBECUE .....	2
ASIAN .....	2
ITALIAN .....	2
PIZZA .....	1



***To learn more about this home or obtain financing information, please contact:***



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