

6467 LIBERTY VALLEY DRIVE, KATY, TX 77449

3 BD | 2 BA | 1,348 SQ. FT | 7,148 SQ. FT LOT

OFFERED AT

\$255,900



## ABOUT THIS PROPERTY

Introducing a premier offering in Settlers Village: a recently renovated home boasting a brand new roof, AC, upgraded shower, countertops. Occupying a spacious corner lot with meticulously landscaped grounds. Enjoy the convenience of proximity to highways, schools, and dining. Priced competitively at \$255,900—schedule your viewing now to seize this exceptional opportunity!



1,348  
SQ. FT.

7,148  
SQ. FT. LOT



**DAVID BROWN**

Broker

LIC# 505755

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6534 Trimstone Dr., Pasadena, TX 77505

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### VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- MEDICAL 0.5 MI
- ATM 0.8 MI
- PHARMACY 0.8 MI
- GAS 0.8 MI
- COFFEE 0.9 MI
- GROCERIES 1 MI
- CLEANERS 1 MI
- GYM 2.4 MI
- MOVIE THEATER 5 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 5 private schools and 3 charter schools within 5 miles.

- 6 RATING** PK-5 WALKER ELEMENTARY SCHOOL ASSIGNED
- 6 RATING** 9-11 CYPRESS PARK HIGH S ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- DOG PARK CONGRESSMAN BILL ARCHER BARK PARK (6.3 MILES)
- GOLF COURSE TOPGOLF (7.6 MILES)
- PARK TERRY HERSHEY PARK (9.0 MILES)



### NEIGHBORHOOD EATS

This home is located near 15 moderately priced restaurants and has an **average** variety of cuisines.

#### BY CATEGORY

- FAST FOOD ..... 8
- ASIAN ..... 1
- PIZZA ..... 4
- MEXICAN ..... 1
- AMERICAN ..... 3
- NIGHT CLUBS ..... 1
- BARS ..... 2
- CAFES, COFFEE AND TEA ..... 1





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# AREA REPORT



## VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



MEDICAL



ATM



PHARMACY



GAS



COFFEE



0.5  
MILES

0.8  
MILES

0.8  
MILES

0.8  
MILES

0.9  
MILES



MOVIE THEATER



GYM



CLEANERS



GROCERIES

5  
MILES

2.4  
MILES

1  
MILE

1  
MILE



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# OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

|   |  |                     |
|---|--|---------------------|
|   | <b>DOG PARK</b><br>CONGRESSMAN BILL ARCHER BARK PARK | <b>6.3</b><br>MILES |
|  | <b>GOLF COURSE</b><br>TOPGOLF                        | <b>7.6</b><br>MILES |
|  | <b>PARK</b><br>TERRY HERSHEY PARK                    | <b>9</b><br>MILES   |

  
WITHIN  
10 MILES

**17**  
GOLF COURSES

**1**  
DOG PARK

**2**  
PARKS



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# FOOD REPORT



## NEIGHBORHOOD EATS

This home is located near **15** moderately priced restaurants and has an **average** variety of cuisines.

# 21



WITHIN 5 MILES

\$

13

\$\$

2

\$\$\$

0

\$\$\$\$

0

### GOOD EATS BY CATEGORY

|                             |   |
|-----------------------------|---|
| FAST FOOD .....             | 8 |
| PIZZA .....                 | 4 |
| AMERICAN .....              | 3 |
| BARS .....                  | 2 |
| ASIAN .....                 | 1 |
| MEXICAN .....               | 1 |
| NIGHT CLUBS .....           | 1 |
| CAFES, COFFEE AND TEA ..... | 1 |



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# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **5** private schools and **3** charter schools within **5** miles.

PK-5

WALKER ELEMENTARY  
SCHOOL  
ASSIGNED

6  
RATING

9-11

CYPRESS PARK HIGH S  
ASSIGNED

6  
RATING

