



\$294,990



Virtually staged

Cul-de-sac  
+ NO carpet



Virtually staged



**3843 BRIAR WATER CT. KATY, TX 77449**

**Ask me about 1% down payment assistance program**



 4 beds

 5,051 lot

 Extended Patio

 2.5 baths

 2,237 sqft

 Tax - 2.57%  
 HOA - \$500 annually

*Comfort. style. and convenience all in one place.*

Tucked away in a quiet cul-de-sac, this like-new, no-carpet home feels fresh and inviting. Bright, open rooms flow from a sunny breakfast nook right out to a covered patio with fans—perfect for chilling or hanging out with friends. Upstairs has a flexible game room and a roomy primary suite with a spa-style bath and huge walk-in closet. The backyard is low-maintenance with plenty of space to play. Plus, you're just minutes from pools, parks, great schools, shopping, and highways.





**\$294,990**



**3843**

**BRIAR WATER CT**

4 beds | 2.5 baths | 2018 built  
2,237 sqFt | 5,051 Lot | 2 stories  
Tax: 2.57% | HOA: \$500  
Katy ISD: Franz/T H Macdonald  
Morton Ranch

## Highlights You'll Love:

- **CUL-DE-SAC | NO CARPET**
- **MODERN KITCHEN with matching appliances and a large walk in pantry**
- **Dedicated dinning room and breakfast nook**
- **Spacious Primary suite**
- **Extended covered patio**
- **Freshly painted**
- **Fridge, washer, dryer, water softener & security system**

**ASK ME ABOUT 1% DOWN PAYMENT ASSISTANCE PROGRAM**



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## Other Perks



- **Quick access to I-10, 99, Katy Asian Town & Energy Corridor**
- **5 mins from community playground and pool**

May Pham

Nikkie Waller



**Fresh, Fun, and Move-In Ready – Your Next Chapter Starts Here!**