



A Jewel In The Heart of Firethorn!

Lifestyle, Location &
Exceptional Amenities

Address:

28203 Fantail Dr,
Katy, TX 77494

CHFT
Collins Home Team

REAL ESTATE



Introduction:

Residents of this 1,400-acre master-planned community enjoy access to world-class amenities, including resort-style pools, a 12-acre lake, scenic trails, a dedicated fitness center, well-maintained tennis courts, and diverse sports fields.

Zoned to the top-rated Katy Independent School District, including the highly acclaimed Ray & Jamie Wolman Elementary School, this modernized gem perfectly blends luxury, comfort, and a vibrant community atmosphere.

Step outside to the extended covered patio, overlook the fully fenced backyard, and envision your future in Firethorne.

Welcome to a stunning 3 or 4-bedroom, 2-bathroom Perry Home offering 2,308 square feet of turnkey elegance in Katy's highly sought-after Firethorne subdivision. This beautiful single-story residence boasts a spacious floor plan, soaring 12-foot ceilings, and an entertainer's kitchen complete with granite countertops, an integrated breakfast bar, and 42-inch cabinets. The home perfectly bridges the gap between traditional suburban architecture and modern, open-concept living, making it an ideal sanctuary for families and professionals alike.

Improvement Category	Specific Update	Investment Value
Interior Aesthetics	Professional interior paint	\$10,000
Interior Flooring	Plush new carpets	\$3,000
Mechanical Fortification	Thermal window seal replacements	\$3,800
Lighting & Fixtures	Modern lighting updates	\$1,200
Exterior Maintenance	Preventative roof and fence repairs	\$750
Plumbing & Appliances	Plumbing/faucets and updated appliances	\$700
Curb Appeal	Comprehensive landscaping refresh	\$1,200

Recent Seller Updates

The current ownership has invested over \$20,000 in highly targeted capital expenditures to ensure ultimate peace of mind and an immediate, seamless move-in experience for the next owner.

Comprehensive Improvement Breakdown

In addition to these extensive visual and structural improvements, a comprehensive HVAC system check has been completed to guarantee maximum climate control efficiency throughout the intense Texas summers

What Sellers Love About the Community

If you're on the hunt for a place that feels like home the moment you arrive, let me tell you about Firethorne. This master-planned community in the heart of Katy, Texas, isn't just a place to live—it's a place where your dream lifestyle comes to life.

A Community Built for You

Imagine waking up in a neighborhood that's as warm and welcoming as the people in it. That's exactly what you get at Firethorne. Established in the early 2000s by folks who knew what they were doing, this community spreads over 1,400 acres of pure awesomeness. Whether you're eyeing a cozy single-family home or a custom-built beauty, there's something here for everyone. And trust me, these homes are as stylish as they are functional.

Fun, Relaxation, and Everything in Between

Let's talk amenities. If you're someone who loves to stay active or just wants a great place to chill, Firethorne has you covered. We're talking resort-style pools where you can soak up the sun, tennis courts for those friendly matches, and a fitness center that makes working out feel less like a chore. And for nature lovers, there's a beautiful 12-acre lake that's perfect for canoeing or just sitting by the water with a good book.

Got kids? They'll love the parks and trails that wind through the community. Whether it's a weekend bike ride or a peaceful walk, there's plenty of space to stretch out and enjoy the outdoors. And for all the sports enthusiasts out there, Firethorne's got soccer fields, a baseball field, and a sports park where you can let your inner athlete shine.

What Sellers Love About the Community

Schools That Make the Grade

If you've got little ones—or not-so-little ones—school is probably a big deal for you. Good news! Firethorne is served by both Katy Independent School District (KISD) and Lamar Consolidated Independent School District (LCISD), which means your kids are in great hands. Schools like Katy High, WoodCreek Junior High, and Randolph Elementary are just around the corner and are known for their awesome programs.

Close to Everything, Yet a World Away

One of the best things about Firethorne is how close it is to everything you need. While the community itself feels like a peaceful retreat, you're just a hop, skip, and jump away from the buzz of Houston. Need to do some shopping, grab a bite to eat, or catch a movie? You won't have to go far. Everything's within easy reach, so you get the best of both worlds—peace and quiet at home and all the action you want just minutes away.

It's All About the People






At the end of the day, what really makes Firethorne special is the people who call it home. This isn't just a collection of houses; it's a tight-knit community where neighbors become friends and every day feels like a celebration. From holiday events to fitness classes and social gatherings, there's always something going on to bring everyone together. It's the kind of place where you can truly put down roots and make memories that'll last a lifetime.

What Sellers Love About the Community

Firethorne's prime location just off FM 1463 and I-10 places residents at the center of exceptional shopping and dining conveniences. For everyday grocery needs, the community is just minutes away from an H-E-B, Kroger, and Aldi located directly on FM 1463. The surrounding area is a premier retail destination, featuring the 1.3 million-square-foot Katy Mills Mall with over 175 stores, the upscale 34-acre LaCenterra at Cinco Ranch, and the diverse Katy Asian Town anchored by H Mart. Dining options are equally abundant right outside the neighborhood, ranging from convenient favorites like Fajita Pete's and MOD Pizza on FM 1463, to local craft beer and neighborhood dining at Crafted Katy.

Amenities

Nestled in the heart of Katy, Texas, Firethorne is a master-planned community that embodies luxury, activity, and community. Boasting an array of exceptional amenities such as serene lakes, lush parks, scenic trails, sparkling pools, and well-maintained tennis courts, Firethorne provides residents with endless opportunities for recreation and relaxation. These features not only promote an active lifestyle but also foster a strong sense of community for residents of all ages. Whether you're taking a leisurely stroll through the park, cooling off in the pool on a hot summer day, or playing a friendly game of tennis with neighbors, Firethorne offers an inviting environment where families can thrive and enjoy a balanced life. Come experience the unparalleled lifestyle that Firethorne has to offer - where luxury meets community.

- Lakes 
- Parks 
- Trails 
- Pool(s) 
- Tennis Court(s) 



3D Tour

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