

# 806 Park Meadow Dr

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	2 Full Bath
<b>Square Feet</b>	2,028 per HCAD
<b>Lot Size</b>	13,530 per HCAD
<b>Year Built</b>	1976 per HCAD
<b>Garage</b>	2 Car Detached
<b>Neighborhood</b>	Katy - Southeast

### OVERALL

- Recently repainted entire interior, May 2026
- Single story home
- No immediate back neighbor
- Recessed lighting throughout
- Oversized lot!
- Huge fenced in backyard
- Detached 2 car garage connected by breezeway
- Roof: 2016
- AC: New coil in 2025
- Digital thermostat
- New furnace 2024
- All new duct work: 2025
- All new batt insulation in attic, 2025
- Water heater- 2025
- Wood laminate floors, no carpet!
- Cozy corner brick wood burning fireplace
- All bedrooms have huge walk in closets
- Enjoy community amenities- including a pool, splash pad and hike/bike trails, all within walking distance.

- HOA- \$425/month- covers pool, clubhouse, splash pad and common ground
- Zoned to Award winning Katy ISD.

### FRONT EXTERIOR

- Charming one-story brick home
- Classic curb appeal
- Large front facing windows
- Spacious front lawn with new sod-2026
- Stone walkway leading to front door
- Covered front entry
- Gutters with lead guards
- White front door with glass inset

### BACK EXTERIOR

- Huge yard!!!
- Fully fenced backyard
- Plenty of room for pets and play
- Newer side fence
- Mature tree
- Gutters with leaf guards
- Breezeway to detached 2 car garage
- Fenced off driveway

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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### ENTRY

- Open entry leading into main living spaces
- Glass paneled front door
- Laminate Wood floors
- Decorative wainscoting
- Recessed lighting
- Large windows

### DINING ROOM

- Decorative light fixture
- Wood floors
- Open to main living areas
- Spacious layout
- Large window with blinds

### KITCHEN

- Open to breakfast room and family
- Double ovens
- GE Cafe stainless steel fridge with cold and hot water dispenser and freezer drawer
- New Samsung stainless steel dishwasher, 2024
- Electric cooktop
- Trash compactor
- Built in Whirlpool stainless steel microwave
- Double basin sink under window
- Ample cabinetry and storage
- Walk in pantry
- Recessed can lighting

### BREAKFAST AREA

- New decorative light fixture, 2026
- Open floor plan with living room, bar and kitchen
- Tile floor
- Windows with blinds
- Door to access utility room
- BAR AREA:

- Wet bar with sink with new faucet, 2026
- Serving bar
- Storage cabinets

### FAMILY ROOM

- Wood laminate flooring throughout
- Open floor plan with formal dining, breakfast, wet bar and kitchen
- Bricked wood burning fireplace
- Tv bracket to hang Tv
- Windows overlooking back patio and yard with blinds
- New Ceiling fan/light fixture
- Storage closet
- Door to access backyard with breezeway to get to 2 car garage

### PRIMARY SUITE

- Wood laminate flooring
- Ceiling fan/light fixture
- Spacious layout- room for full bed set + sitting area
- Window for added natural light with window blinds
- 2 huge walk in closets
- Vanity area with framed mirror, vanity lights, storage and knee space to sit

### PRIMARY BATHROOM

- Large mirror
- Vanity lighting
- White vanity
- Walk in shower
- Cabinet and drawer storage

### SECONDARY BEDROOM #1

- Engineered wood flooring
- Ceiling fan
- Large windows with blinds
- Recessed lighting
- Walk in closet

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The  
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Group

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### SECONDARY BEDROOM #2

- Engineered wood flooring
- Ceiling fan/light fixture
- Large window with blinds
- Recessed lighting
- Walk in closet

### GUEST BATHROOM

- Tub/shower combination
- White tile surround
- Built-in shower niche
- White vanity with tons of storage
- Tile flooring
- Large wall mirror
- Vanity lighting
- Window in shower for added light
- Extended countertop

### UTILITY ROOM

- Decorative tile flooring
- Washer/dryer hookups
- Window
- Storage cabinets

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