

22939 PROVINCIAL BOULEVARD, KATY, TX, 77450

4 BD | 3 BA | 2,576 SQ. FT | 8,686 SQ. FT LOT

OFFERED AT

\$429,900



To get listing and finance info about this property,



text LIST13922420
to 800.701.6509

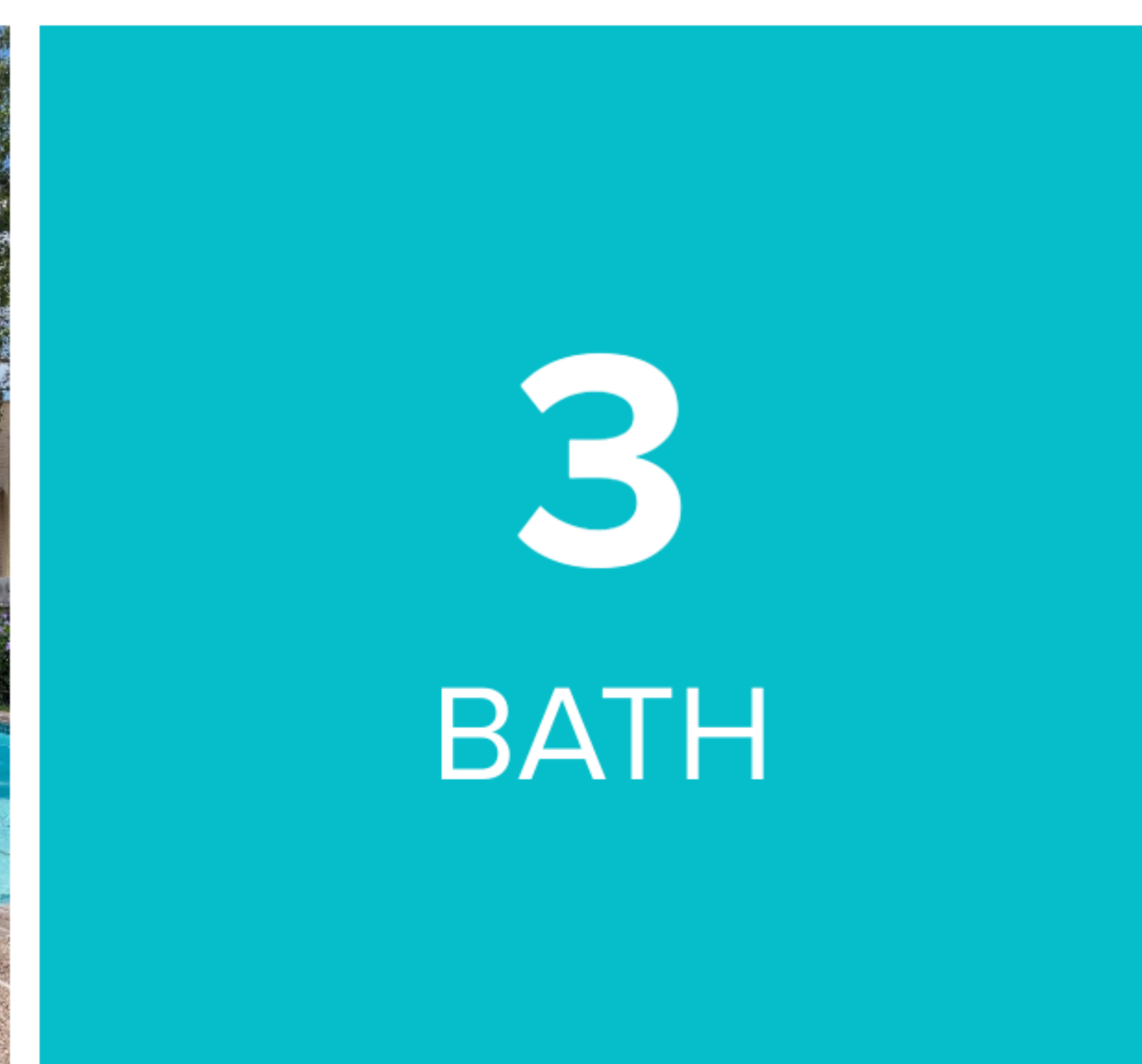
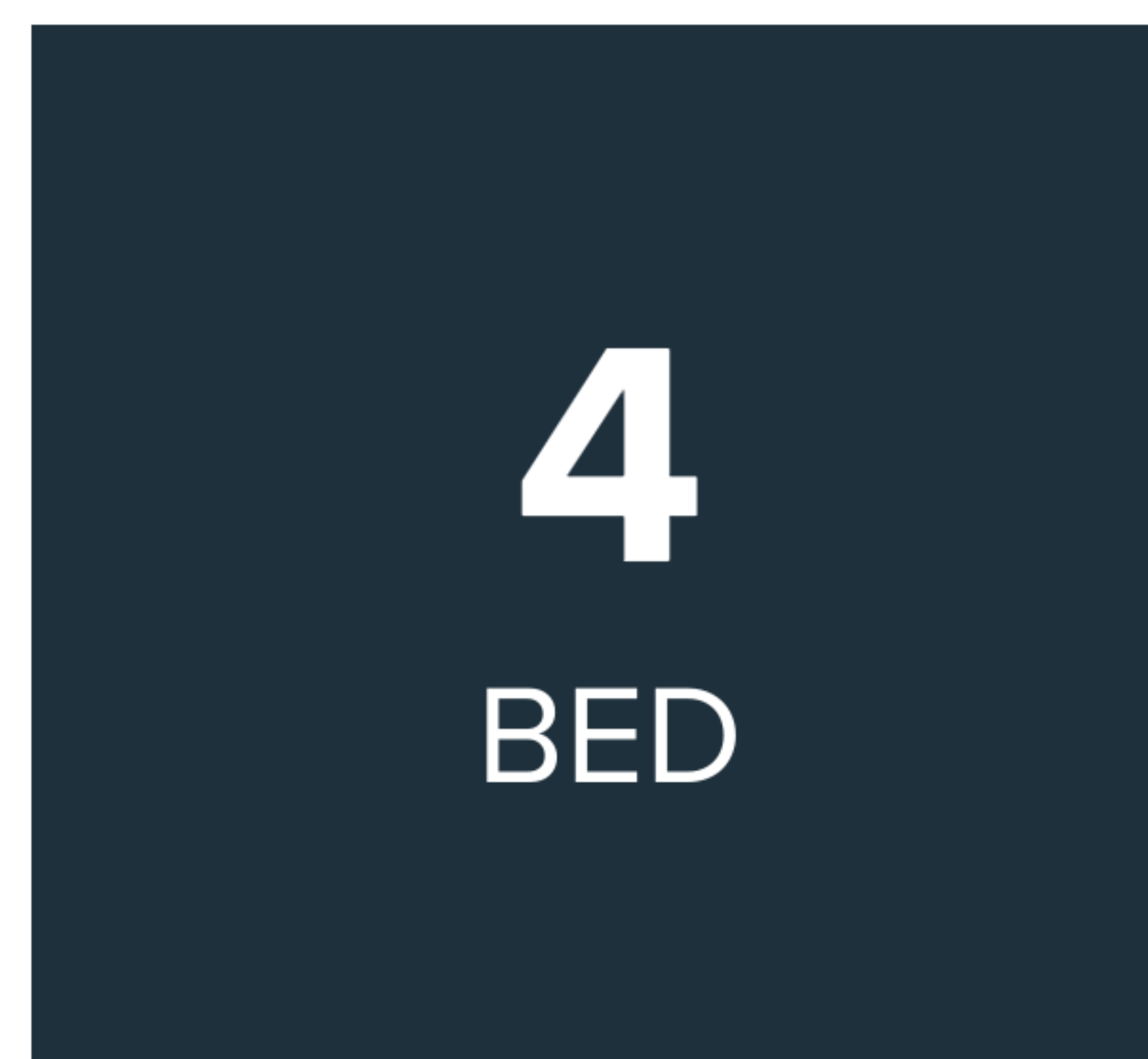
Message and data rates may apply

OR, scan
this code



ABOUT THIS PROPERTY

Classic elegance meets modern comfort in this beautifully updated two-story home. Featuring a stately brick exterior with impressive columns, this 4-bedroom, 2.5-bath residence offers a timeless design with all bedrooms located upstairs. The island kitchen is equipped with granite countertops, stainless steel appliances, and opens to inviting living spaces accented by beautiful flooring throughout. The backyard is designed for relaxation and entertaining, featuring a sparkling pool and spa surrounded by mature landscaping.



TARL ANDERSON

Tarl Anderson Properties
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14053 Memorial Drive Suite 130, Houston, TX 77079



JENNIFER HUGHES HERNANDEZ

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575 N Dairy Ashford Rd Ste 750, Houston, TX 77079
Branch NMLS# 278675



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 0.2 MI
- GYM 0.4 MI
- CLEANERS 0.5 MI
- ATM 0.5 MI
- EXON GAS 0.5 MI
- CVS PHARMACY 0.6 MI
- MOVIE THEATER 0.7 MI
- COFFEE 1.2 MI
- GROCERIES 1.3 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **18** private schools and **7** charter schools within **5 miles**.

- 5 RATING** PK-5 WEST MEMORIAL ELEMENTARY SCHOOL ASSIGNED
- 6 RATING** 6-8 WEST MEMORIAL JUNIOR HIGH SCHOOL ASSIGNED
- 8 RATING** 9-12 JAMES E. TAYLOR HIGH SCHOOL ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE THE CLUB AT FALCON POINT (1.5 MILES)
- DOG PARK KATY DOG PARK (3.3 MILES)
- PARK MAIL/PLAYGROUND (5.2 MILES)



NEIGHBORHOOD EATS

This home is located near **96** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

MEXICAN	20	INTERNATIONAL	8
AMERICAN	19	CAFES, COFFEE AND TEA	5
FAST FOOD	18	ITALIAN	5
PIZZA	9	BARBECUE	5
ASIAN	9	OTHER	8

