

Katy's Best New Construction Neighborhoods

By Sheila Cox, REALTOR®



There are Limited Areas to Build New Homes in Katy TX!



Talk to a Katy expert! 832-779-2890

www.KatyHomesForSaleTX.com and www.SugarLandTXHome.com

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**Sheila
Cox**

HAR Client
Experience Rating
4.99/5.0 ★★★★★

"I'll help you get the RIGHT
house in the RIGHT
neighborhood at the RIGHT
price. I've got your back."



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kw

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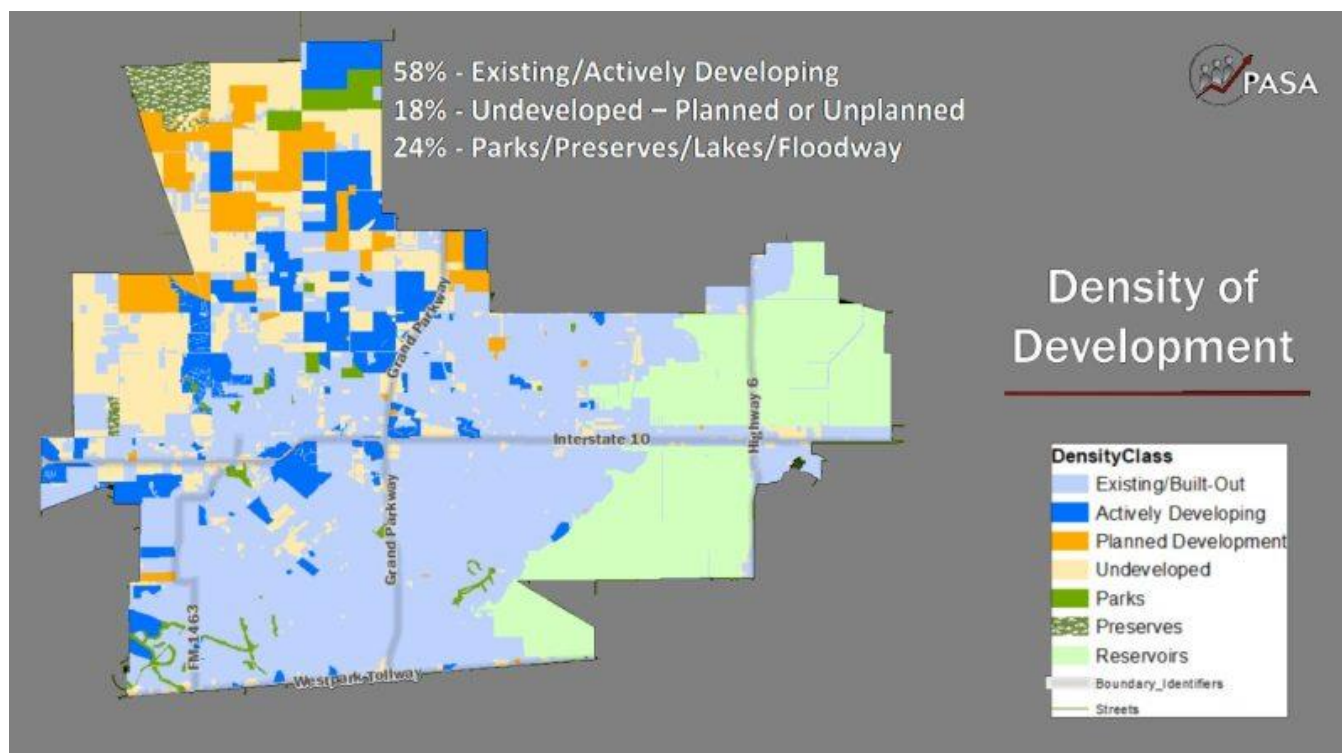
2011 • 2012 • 2013 • 2014 • 2015 • 2016
2017 • 2018 • 2019 • 2020 • 2021 • 2022

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Overview of New Construction Neighborhoods in Katy

If you want a newer home, especially a Katy new construction home for sale from a builder, then you will have to look northwest or southwest (and have a longer commute to downtown). Katy is “built out” on the northeast and southeast sides, closest to downtown Houston. The largest area of Katy new construction homes for sale will be on the northwest side of Katy (77493) where the schools are only Average (usually rated 5-7). If you want highly-rated schools, then look on the southwest side, including Fulshear TX (77441) because most of 77494 is built out.



Source: https://www.katyisd.org/sites/bonds/Documents/PASA_Demographic_Update_12-2020.pdf#search=demographic

Katy area neighborhoods where new construction is still available:

- Camillo Lakes
- Cane Island
- Cross Creek Ranch
- Elyson
- Firethorne
- Fulbrook on Fulshear Creek
- Jordan Ranch
- Marcello Lakes
- Polo Ranch
- Tamarron
- Young Ranch

Buying New vs. Resale Home

One question that I get a lot is, "What's recommended: buying new vs resale home?" A new home is one that has never been lived in while an existing home has been lived in by a previous owner. There are Pros and Cons either way that you should consider. Here are my home buying tips for buying a new vs resale home.

PROs for Purchasing a New Home May Include:

- Lower maintenance costs during the first years of owning the home.
- Lower energy costs because new homes are built with better energy saving materials and equipment than older homes.
- More functional home designs and floorplans as well as up-to-date home fixtures.
- Latest technology features such as pre-wired for a home computer network.
- Possibly the ability to choose paint colors, floor types and colors, exterior colors, and other optional home features. NOTE: There is typically a substantial markup on these items.
- Builder incentives to lower the initial cost to purchase.
- Easier to get to know neighbors because everyone is "new."

PROs for Purchasing an Existing (Resale) Home May Include:

- Lower price per square foot than newly built homes.
- Better locations and shorter commute times.
- Mature landscaping in both the yard and throughout the neighborhood.
- Proven track record of home values in the neighborhood.
- Lower tax rates since more neighborhood features have already been paid for by home owners.
- Sales contracts that are fair to both parties...not one-sided in favor of the builder.
- Lower move-in costs (possibly) since home already has window coverings, landscaping, garage door openers, and other items that you will have to buy for a brand new home.
- Easier for home inspector to find home defects because more time has passed since the home was constructed. NOTE: New homes may have hidden defects that are impossible for a home inspector to find.
- More established school zone boundaries than for new neighborhoods.
- Established community activities and events.
- Quicker move-in date compared with building a home from scratch in a new neighborhood.

Home Builders

If you decide to buy a new home, make sure that you check out the builder first: <http://houston.bbb.org/consumers/>. Also make sure that you hire an inspector (read <http://www.best2inspect.com/buyersguide.html> for more information). And don't forget to bring your Realtor along when you view new home models! Remember: A Realtor's job is not "just" helping you find a house to buy...there are over 100 tasks that Realtors may perform for you during the home purchase process! Your Realtor should be on your side because she is your agent. The salesperson at the builder's model home office is not on your side...as an employee of the builder, he or she is looking out for the builder's best interest.

Before you decide to buy a new home, make sure you get up-to-speed on new home builder's warranties at <http://www.fairarbitrationnow.org/content/home-court-advantage-how-building-industry-uses-forced-arbitration-evade-accountability> (scroll to the bottom and then click "Read the Full Report.")

You will also find this article interesting:

- [New Home Builders: Buyers Beware](#)

I don't want to discourage you from buying a new home...Houston has some really great new home builders. But it's my job to make sure that you have all the information that you need to make a wise buying decision.

NOTE: The Following rankings are from JD Powers 2010. I'm not aware of a more current list.

Company	Ratings Factors				Displaying Factors 1-5 of 10	More ▶
	Overall Customer Satisfaction	Builder's Sales Staff	Builder's Warranty / Customer Service Staff	Workmanship / Materials	Price / Value	
Sort: ▲	▼	▼	▼	▼	▼	
Ashton Woods Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Beazer Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Brighton Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Castlerock Communities	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Centex Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Chesmar Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Choice Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Coventry Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
D.R. Horton	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Darling Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
David Powers Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
David Weekley Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Gateway Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Gehan Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Highland Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Imperial Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
K. Hovnanian	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
KB Home	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Kimball Hill Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Legend Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Lennar Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Long Lake Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Meritage Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Newmark Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Perry Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Pioneer Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Plantation Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Pulte Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Royce Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Ryland Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Taylor Morrison Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Trendmaker Homes Award Recipient	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Trophy Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Village Builders	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	
Wilshire Homes	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	

Company	Ratings Factors					Displaying Factors 6-10 of 10	More
	Home Readiness	Construction Manager	Recreational Facilities	Builder's Design Center	Location		
Sort: ▼	▼	▼	▼	▼	▼		
Ashton Woods Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Beazer Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Brighton Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Castlerock Communities	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Centex Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Chesmar Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Choice Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Coventry Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
D.R. Horton	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Darling Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
David Powers Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
David Weekley Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Gateway Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Gehan Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Highland Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Imperial Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
K. Hovnanian	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
KB Home	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Kimball Hill Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
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Lennar Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Long Lake Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Meritage Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Newmark Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Perry Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Pioneer Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Plantation Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Pulte Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Royce Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Ryland Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Taylor Morrison Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Trendmaker Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Award Recipient							
Trophy Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Village Builders	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		
Wilshire Homes	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★		

What to Expect When You Buy a New Construction Home

So you have put a contract to buy a new construction home with a builder and you can't wait to move in. Buying a home is exciting, especially if you are a first-time home buyer, but buying a brand new home that has never been lived in doesn't mean the house will be perfect and you won't have any issues. In fact, the first owner of a home generally has to work out the "kinks" of a new home...kind of like breaking in a new car.



One of the most important things you need to know: **Get the home inspected by a licensed house inspector!** Again..."new" doesn't equal "perfect" and you need an expert to find all the things the builder missed (and give the inspection to the builder to fix what needs fixing). In fact, I have seen inspection reports on "brand new" never-lived-in homes that are longer (with more items to fix) than an older resale homes! And if you are building a home "from dirt" then you may want to hire an inspector who will inspect the home in various stages of completion: foundation, framing, wiring and plumbing, and then final ([because new construction homes have problems too!](#)).

Another thing you need to know: **Read the Builder's Home Warranty!** You need to know what the builder will and will not cover in their warranty since every builder is different. Plus, you don't want to do anything to the home that may negate the warranty. For example, if you improperly plant bushes or trees, or regrade the yard and level it out so that it cannot drain properly, then you may negatively impact the foundation and your "performance" may negate the warranty on the foundation. In fact, you may want to wait a year or so before doing any major landscaping and work out drainage issues first.

>> Read [Buyer's Guide to Slab-On-Ground Foundations](#) by R. Michael Gray, P.E. and Matthew T. Gray, EIT.

Make sure you keep your home warranty in a safe place with your other important house documents (deed, note, inspections, survey, etc.). You may receive a warranty sticker at Closing or afterwards in the mail. Make sure you put that with you important documents as well!

Always do a final walk-through before Closing to make sure the house is completed and in good working order. Usually the builder's Building Supervisor (aka "super" or "superintendent" or "constructions manager") will walk the home with you. If you see items that need attention, add them to the "punch list" of items they need to fix. And you should never Close on the house until everything is fixed. A builder may promise to fix something after the fact, but I have heard many "horror stories" from people who regretted Closing on a home with unresolved issues because the builder never did fix those issues as promised..once the house was Closed.

Before you move in you may want to know the types of things you may need for your new home:

- Appliances (refrigerator, washer, dryer)
- Furniture
- Window blinds
- Window treatments (curtains, valences, etc.)
- Garage door opener
- Grass sod for back yard
- Rain gutters
- New locks for doors ([learn more](#))
- Yard tools (mower, weeder, edger, etc.)
- Garage storage shelves
- Baby proofing

Once you move into the new home, then what?

1. Take care of your foundation! Make sure you read [Buyer's Guide to Slab-On-Ground Foundations](#) so you understand how to take care of your foundation. Consider installing a sprinkler system (call [Leopold Sprinkler Systems](#)).
2. Plant some trees and bushes in the backyard for future privacy (in accordance with your home warranty). By the time you want to sell in seven years, they will be nice and tall. [Red tip photinias](#) and [non-clumping bamboo](#) are popular shrubs to create a hedge.
3. Conduct regular, annual maintenance on your air conditioner and furnace to keep them in top shape and prevent problems (like a leaky drip pan).
4. Secure your doors properly by changing the 1" screws in your strike plates to 3" wood screws. You may want to secure your windows with security film as well. [Learn more](#)
5. Keep a binder with all your home improvement and repair receipts so that you have a record for when you end up selling this home.

One final note: If you ever sell this home, make sure the new owner's transfer the builder's warranty into their name...it doesn't (usually) transfer automatically.

Remodeling & Updating Older Homes

The best areas to live in Katy TX are starting to get a bit outdated. If you want to live in an area with the shortest commute downtown, and top-rated schools, with excellent amenities, then understand that those neighborhoods were built in 1990-2010 (or so). So the homes in those areas are starting to need new paint, floors, counters, etc.

You can't buy a new construction home in these areas... they are "built out," which means there is no land available on which to build. So you can either move way out west into northwest Katy (zoned to [lower-performing schools](#)) or into Fulshear or Brookshire Texas, or you can do some remodeling.

In real estate there are three things you need to know: Location, location, location. So generally speaking it's a wiser investment to buy a home in the best location that you can afford and then do some updating to the interior as needed. You can transform an older home and then have a modern-looking, updated home in the best neighborhoods zoned to the top-rated schools. You just need a great contractor and a budget! ;-D

Updating a home will typically take 2-6 weeks (depending on what you do to the home). That's **a lot shorter time** than building a new construction home, which will take 5-8 months. Minor updates can begin as low as \$10K and a major update can cost around \$60-70K (depending on what you do to the home).

I can help you with a list of contractors in the area, sample colors and material lists, planning checklists, and more. Watch the video below of a home transformation for one of my clients (who hired a contractor that I recommended).

Beautiful Example of a Home Transformation



<https://youtu.be/ozZbyxNFMqA>

BEFORE & AFTER Photos



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Yards Can Be Transformed Too!



BEFORE



AFTER

New Construction Neighborhood Flood Maps

Unfortunately, most of Katy's northeast, southeast, and southwest sides are built-out (no land to build new homes). There are a few "new construction" neighborhoods in northwest Katy, but beware that many of them (not all!) have higher-risk flood zoning (see maps below).

Before you buy in a new neighborhood, please read: [Development tactic questioned in post-Harvey era](#)

How to Avoid Buying a Home in a High-Risk Flood Zone

If you want to watch out for homes in high-risk flood areas (and you should!), then hire a real estate agent who will watch out for you (Sheila Cox! :-D). Most home builders' agents, in new construction neighborhoods, will NOT tell you that their neighborhood is in a 100-year flood plain. **I have had to inform multiple clients about this over the years (and they were very grateful for me).**

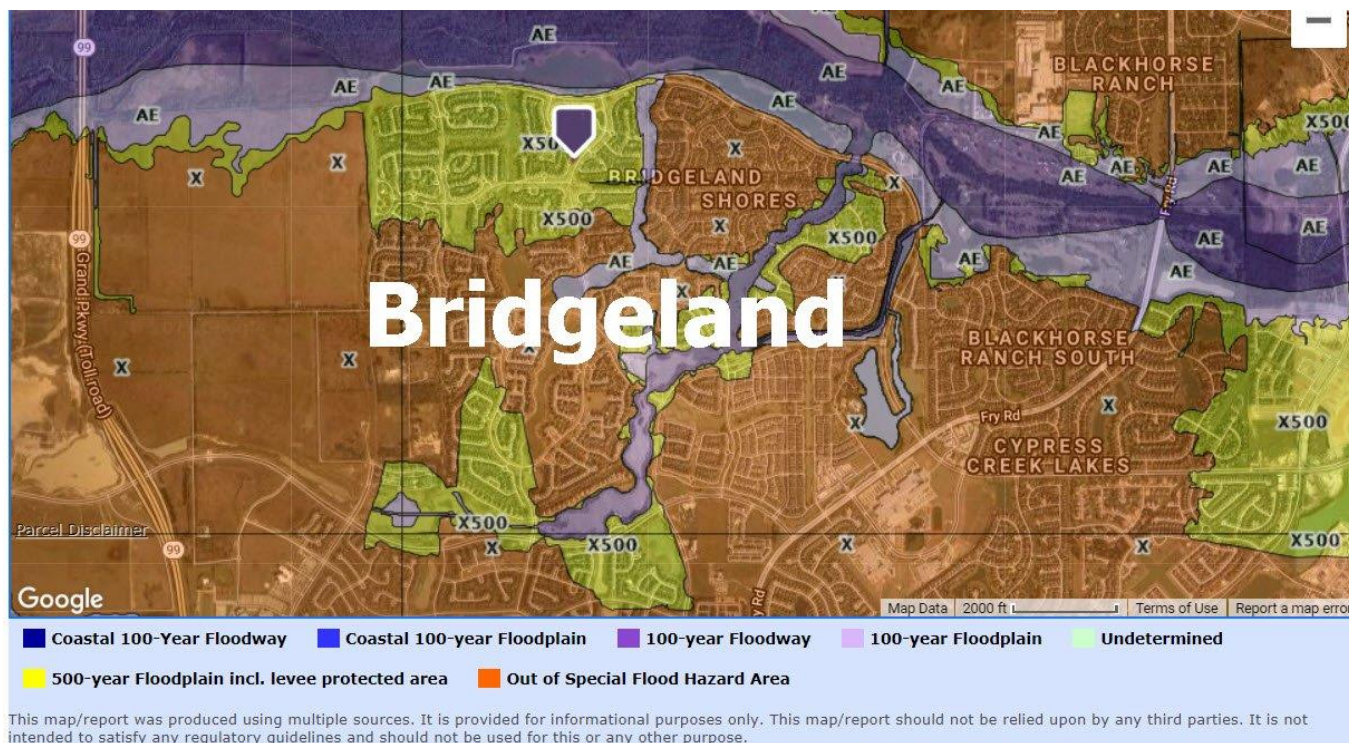


The year before Hurricane Harvey, I had a client who wanted to look at homes in a specific neighborhood, close to the Brazos river, that I knew had serious issues (although it hadn't flooded yet). I informed her about the issues and prevented her from buying there. Guess what? Many homes in that neighborhood flooded during Harvey. It was a mess! My client was so grateful that I prevented her from buying in that neighborhood.

Unfortunately, the MLS does not provide a search field for "previous flooding" or flood zones. However, since I know the area so well, when I set up homes searches for my clients ([request yours here](#)), I can **filter out the areas that I know are located in higher-risk flood areas**. It's not perfect, but it's a good way to avoid risky areas. Then, when a client expresses interest in a specific home, **I always double-check the flood map and the Seller's Disclosure before I show the home**. It's really good to have someone looking out for **your best interests!**

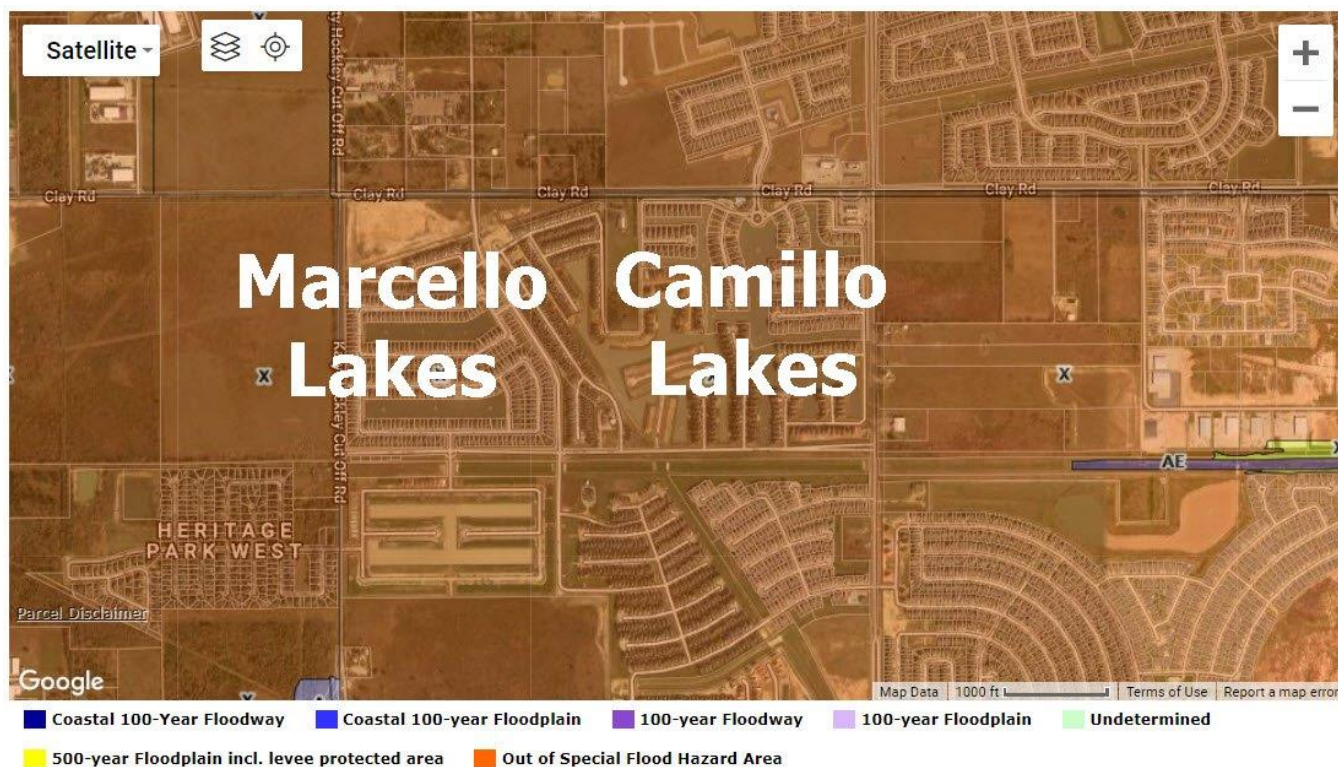
Bridgeland Flood Map

The following map shows that you need to beware of multiple flood zones in Bridgeland, including 100-year and 500-year floodplains.



Camillo Lakes Flood Map

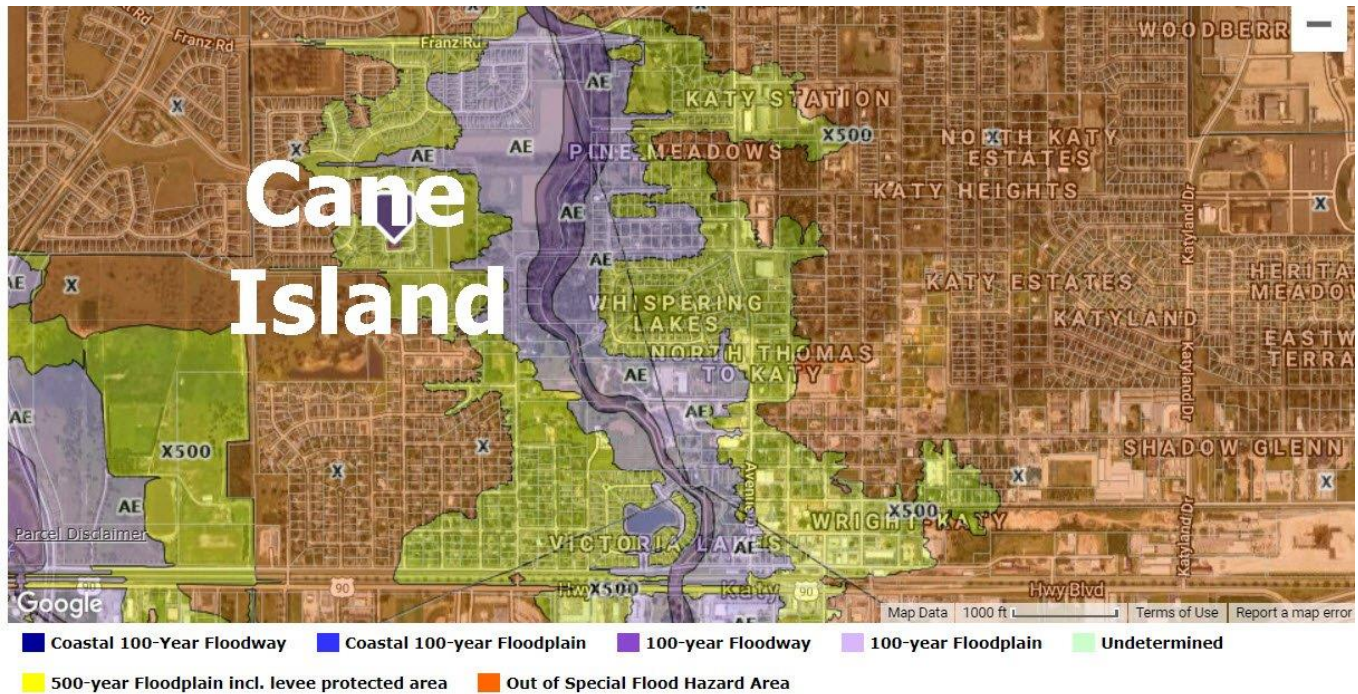
Camillo Lakes appears to be in Flood Zone X (and out of special flood hazard area).



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Cane Island Flood Map

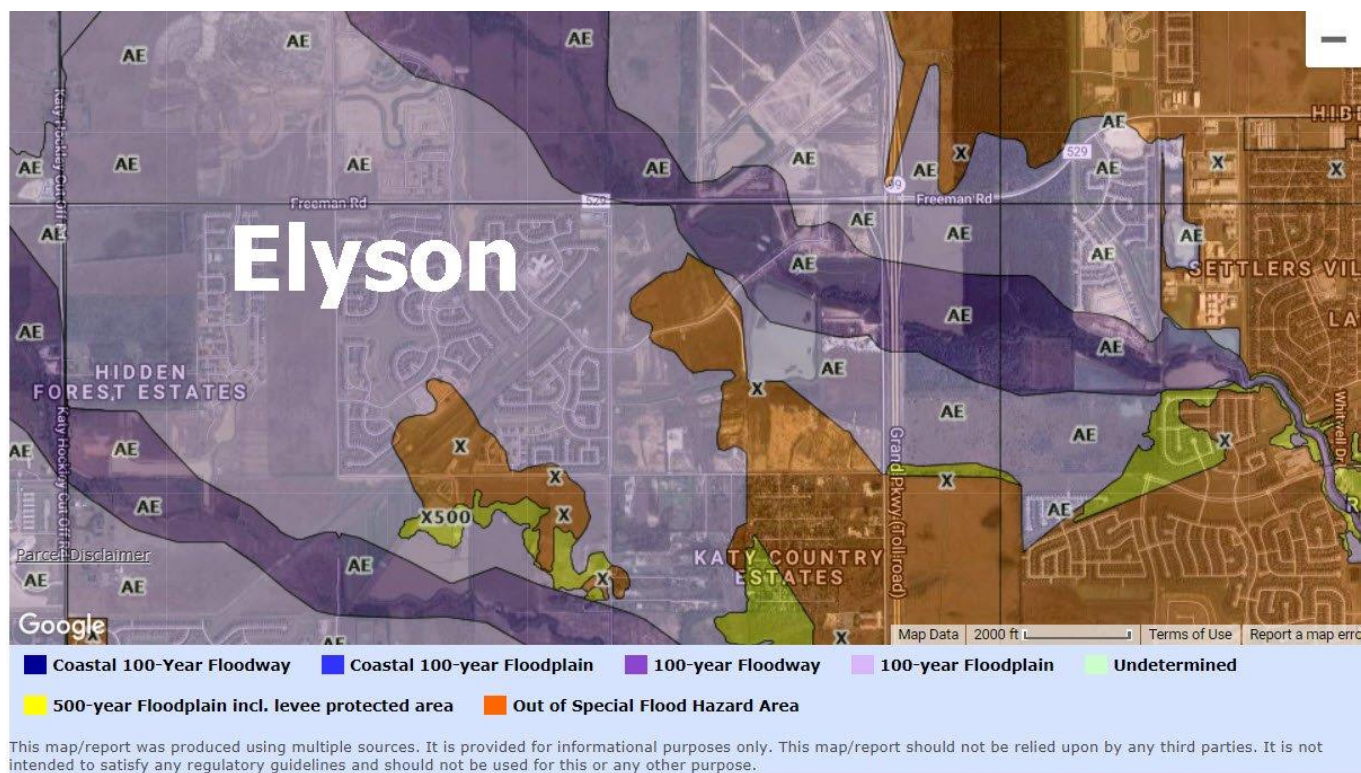
The following map shows that you need to beware of multiple flood zones in Cane Island, including 100-year and 500-year floodplains.



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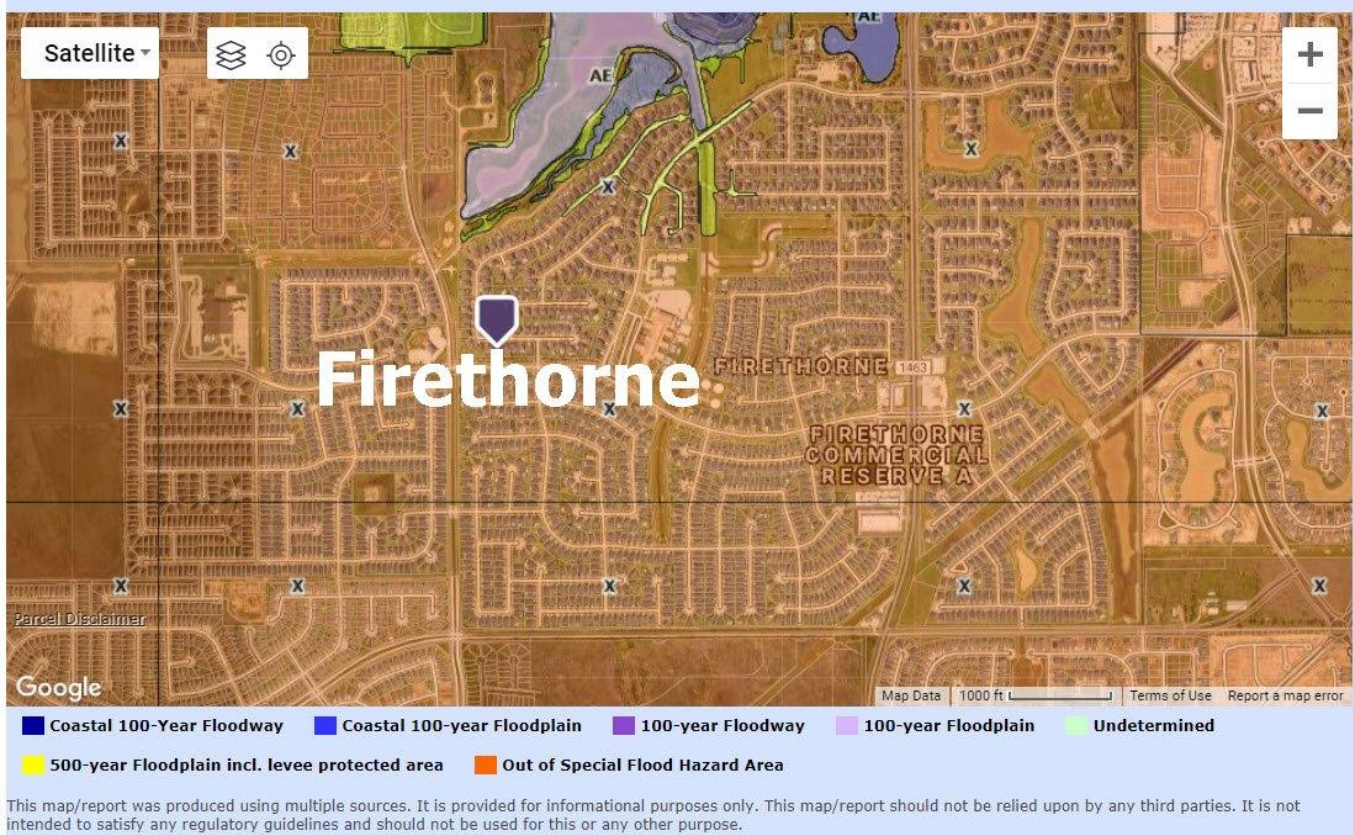
Elyson Flood Map

The following map shows that you need to beware of multiple flood zones in Elyson, including 100-year floodplains.



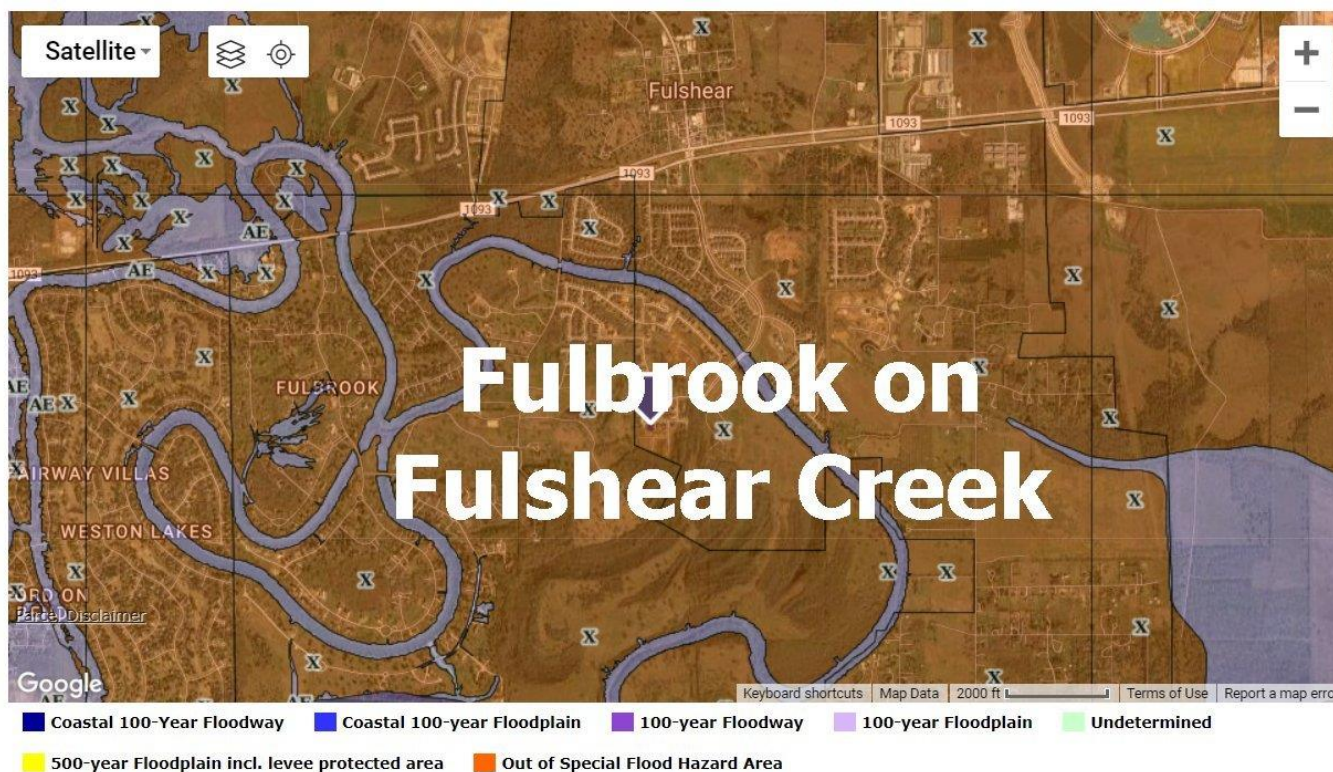
Firethorne Flood Map

Firethorne appears to be in Flood Zone X (and out of special flood hazard area).



Fulbrook on Fulshear Creek Flood Map

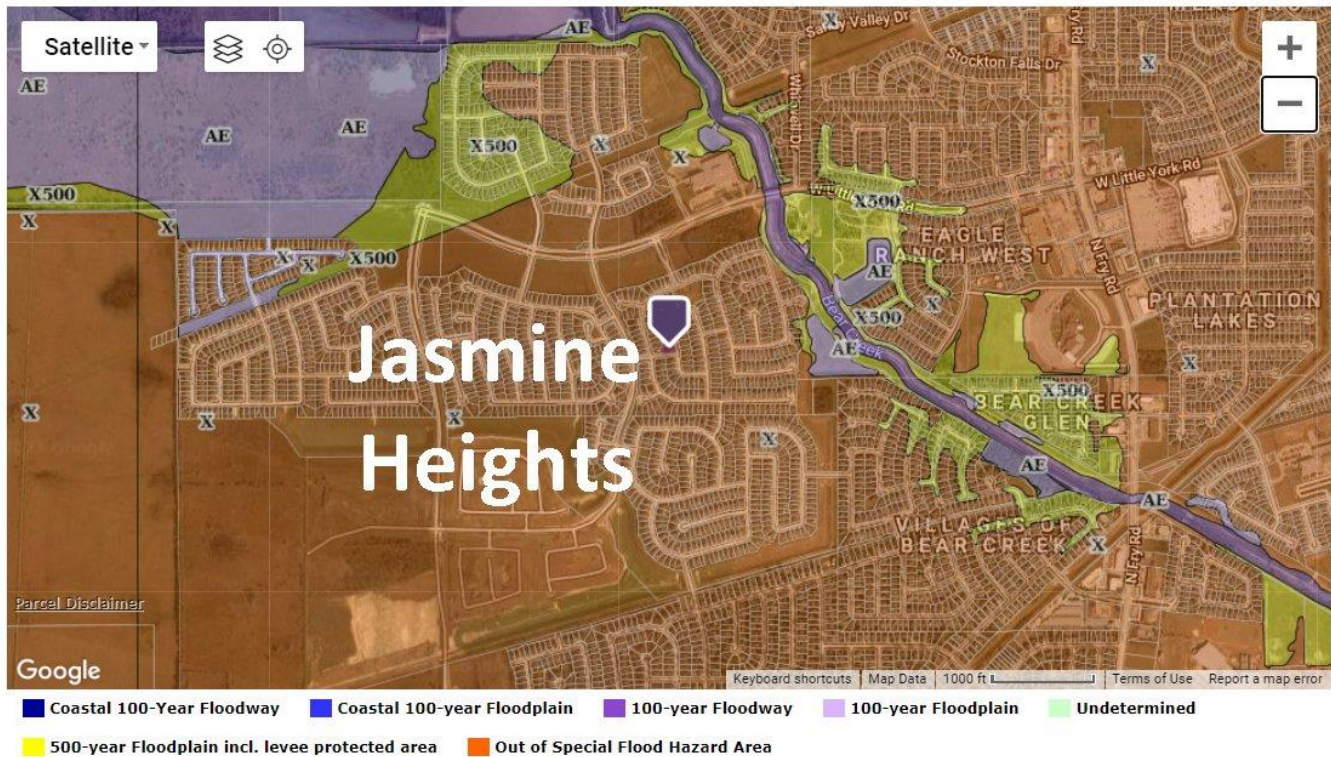
Fulbrook on Fulshear Creek appears to be in Flood Zone X (and out of special flood hazard area).



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Jasmine Heights Flood Map

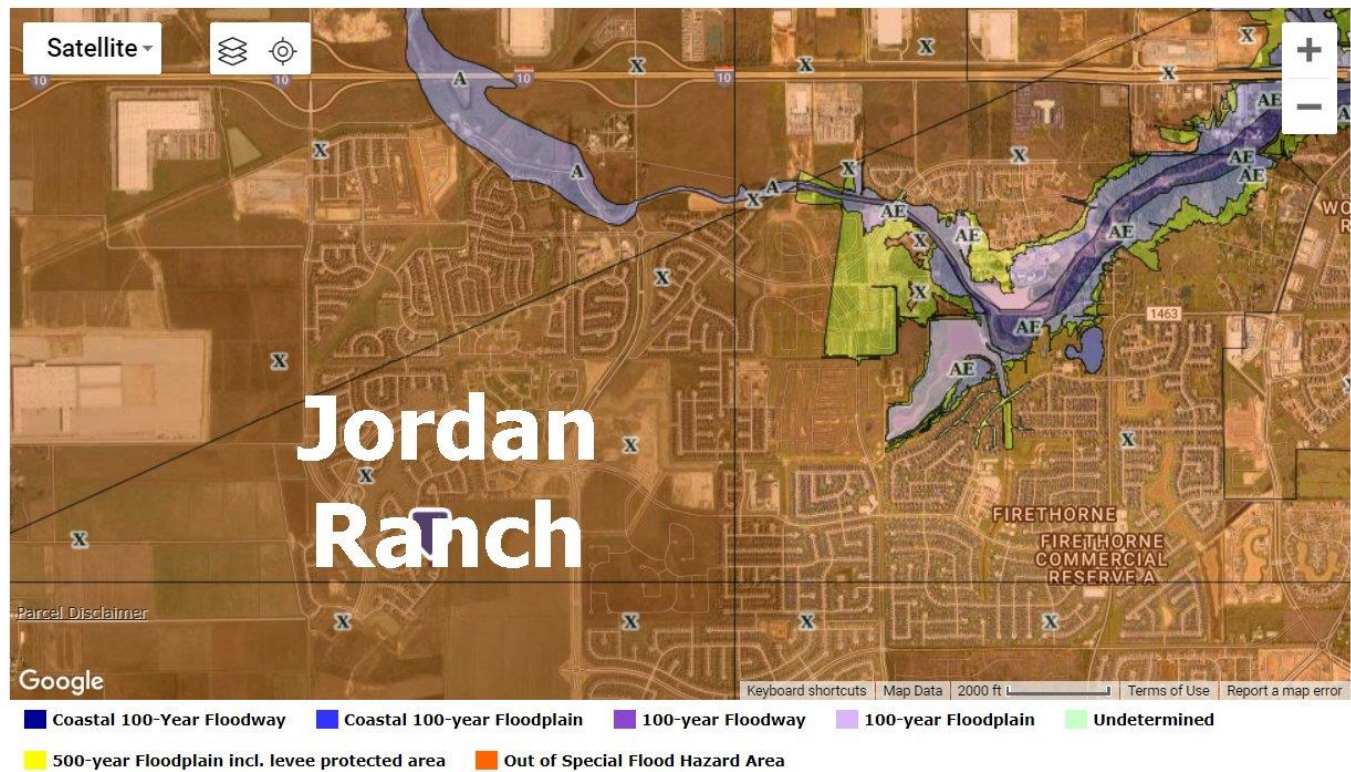
Jasmine Heights appears to be mostly in Flood Zone X (and out of special flood hazard area).



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Jordan Ranch Flood Map

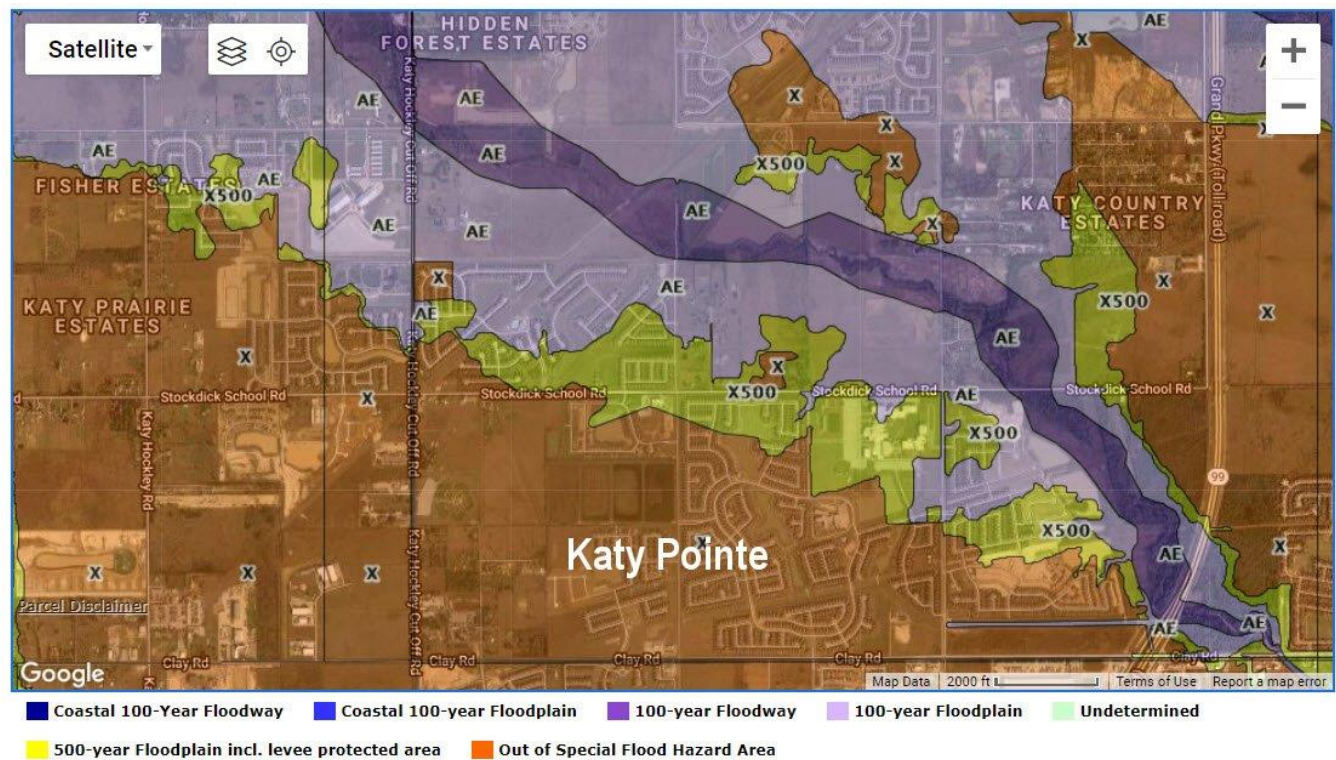
Jordan Ranch appears to be in Flood Zone X (and out of special flood hazard area).



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Katy Pointe Flood Map

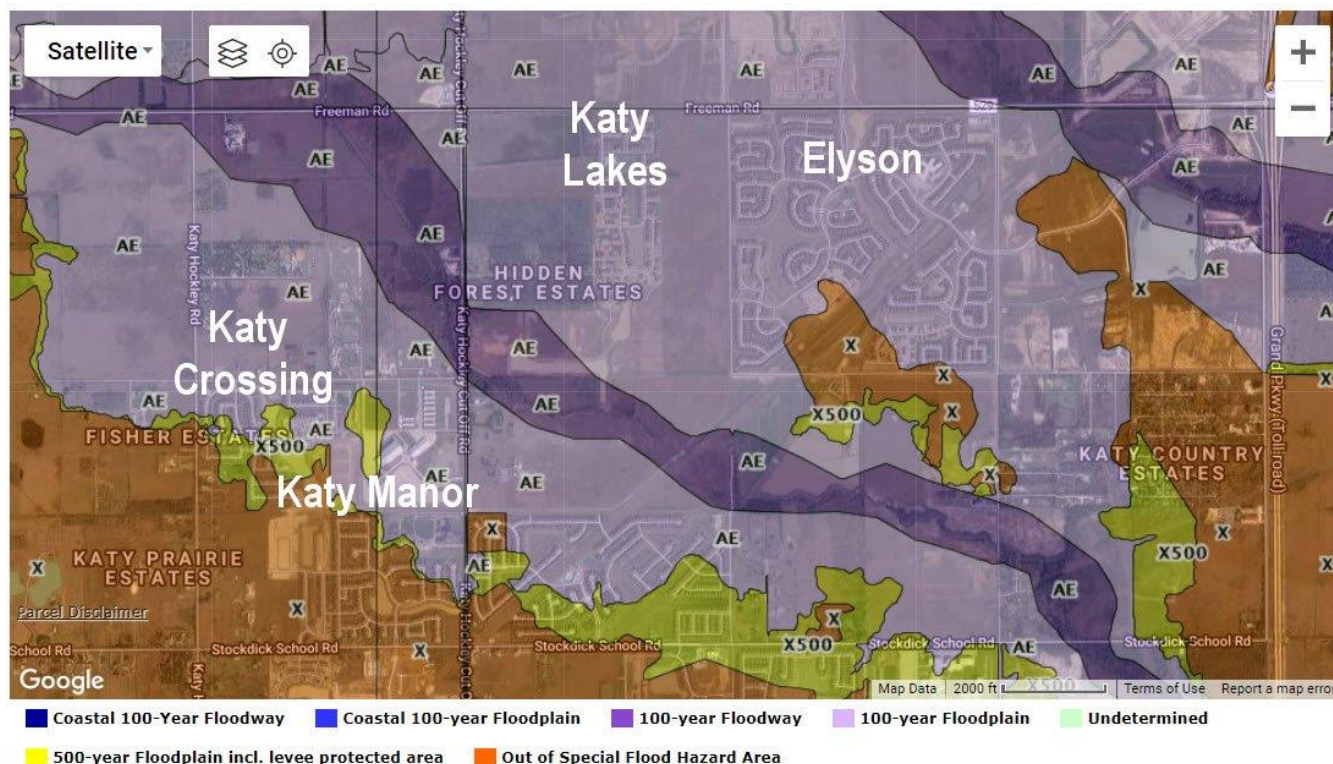
Katy Pointe appears to be mostly in Flood Zone X (and out of special flood hazard area) but be careful buying in that area.



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Katy Manor, Katy Crossing, Katy Lakes Flood Map

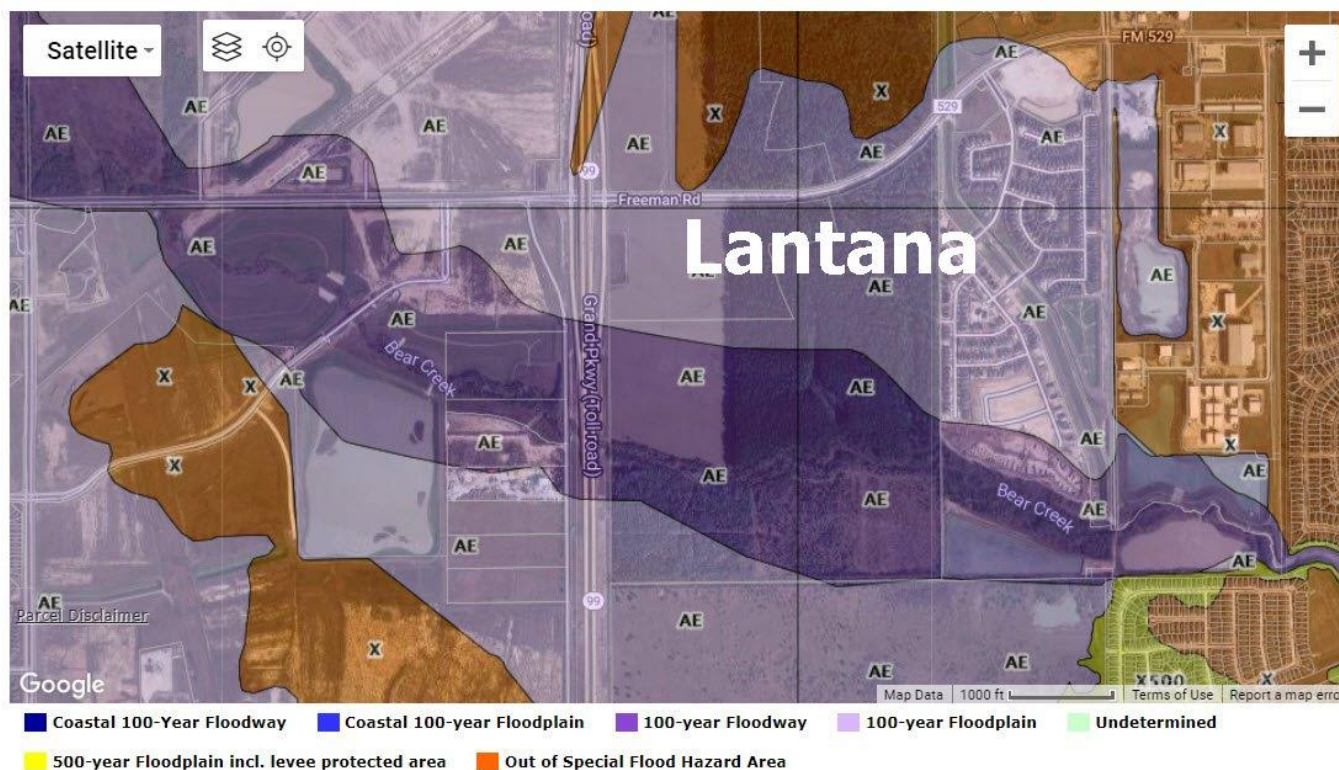
The following map shows that you need to beware of 100-year floodplains in Katy Crossing, Katy Lakes, and Katy Manor (also has Zone X and 500-year areas).



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Lantana Flood Map

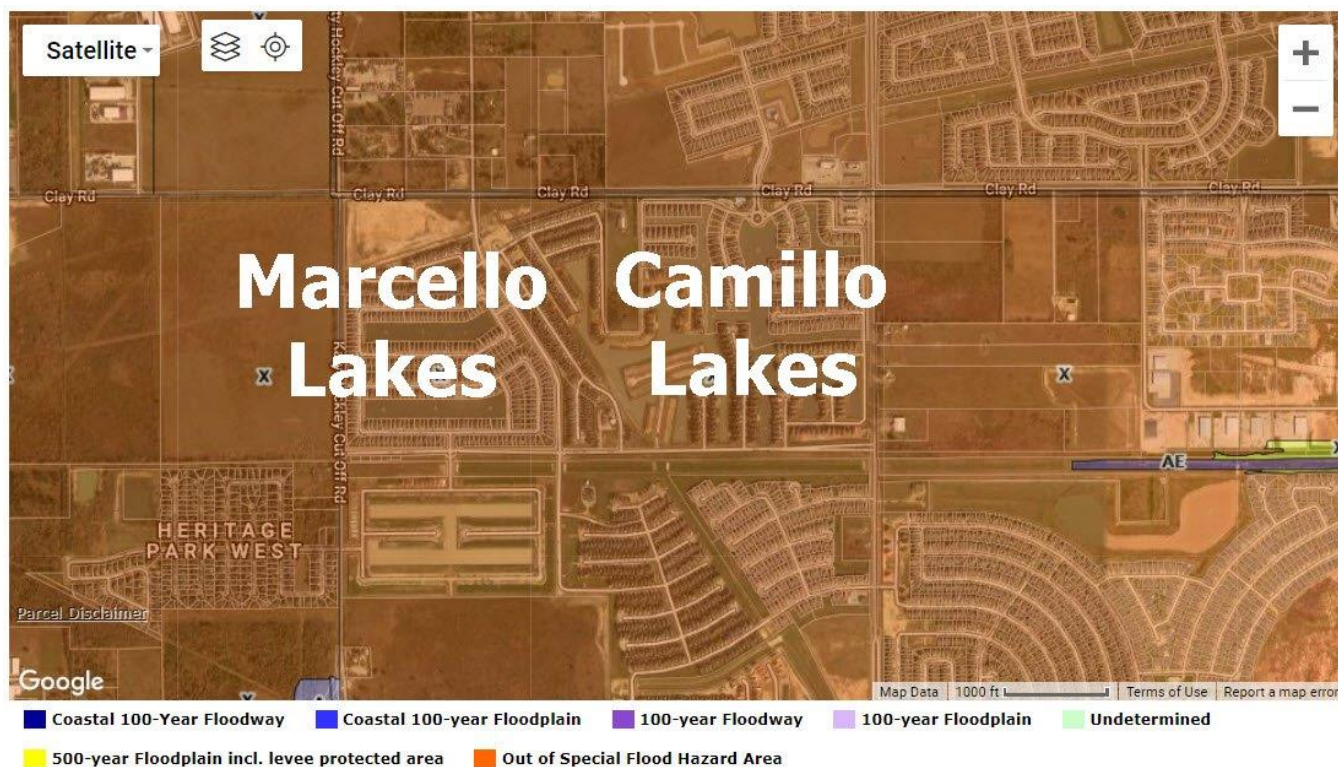
The following map shows that you need to beware of 100-year floodplains in Lantana.



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Marcello Lakes Flood Map

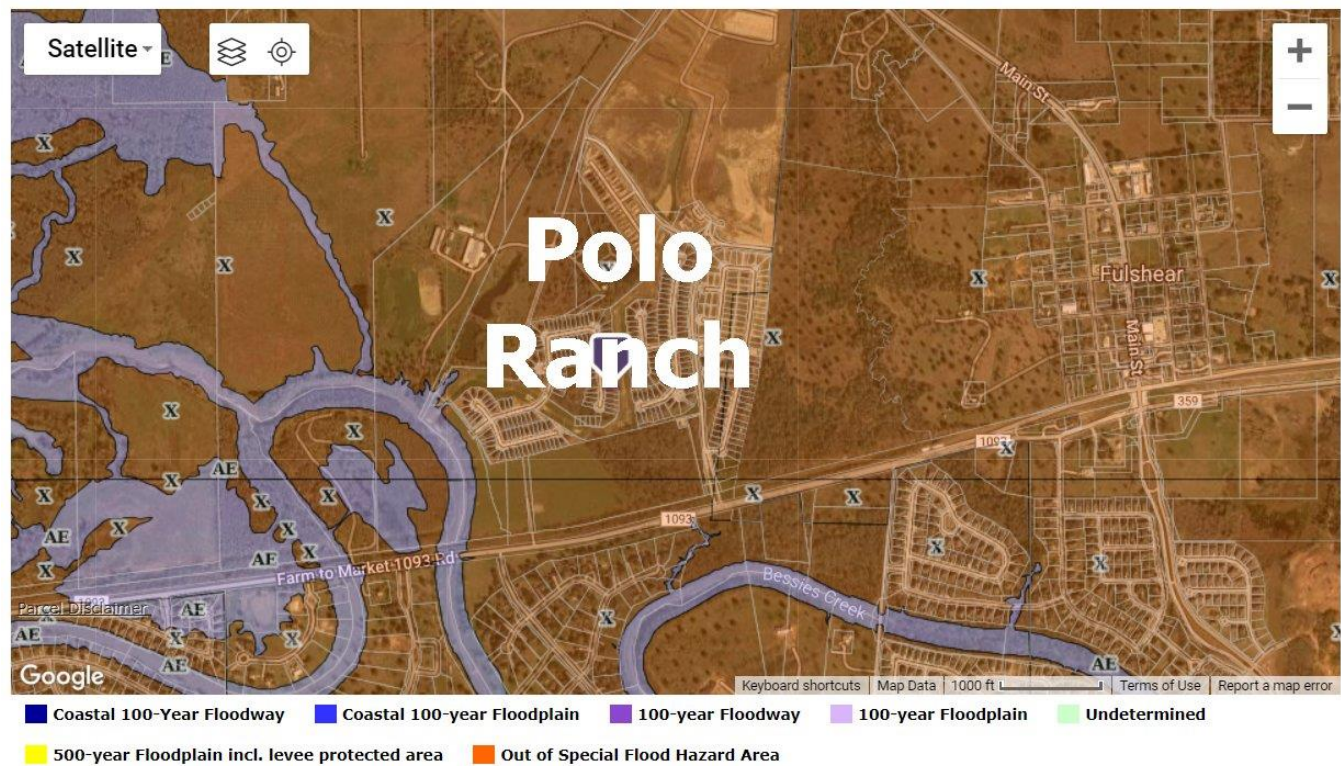
Marcello Lakes appears to be in Flood Zone X (and out of special flood hazard area).



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Polo Ranch Flood Map

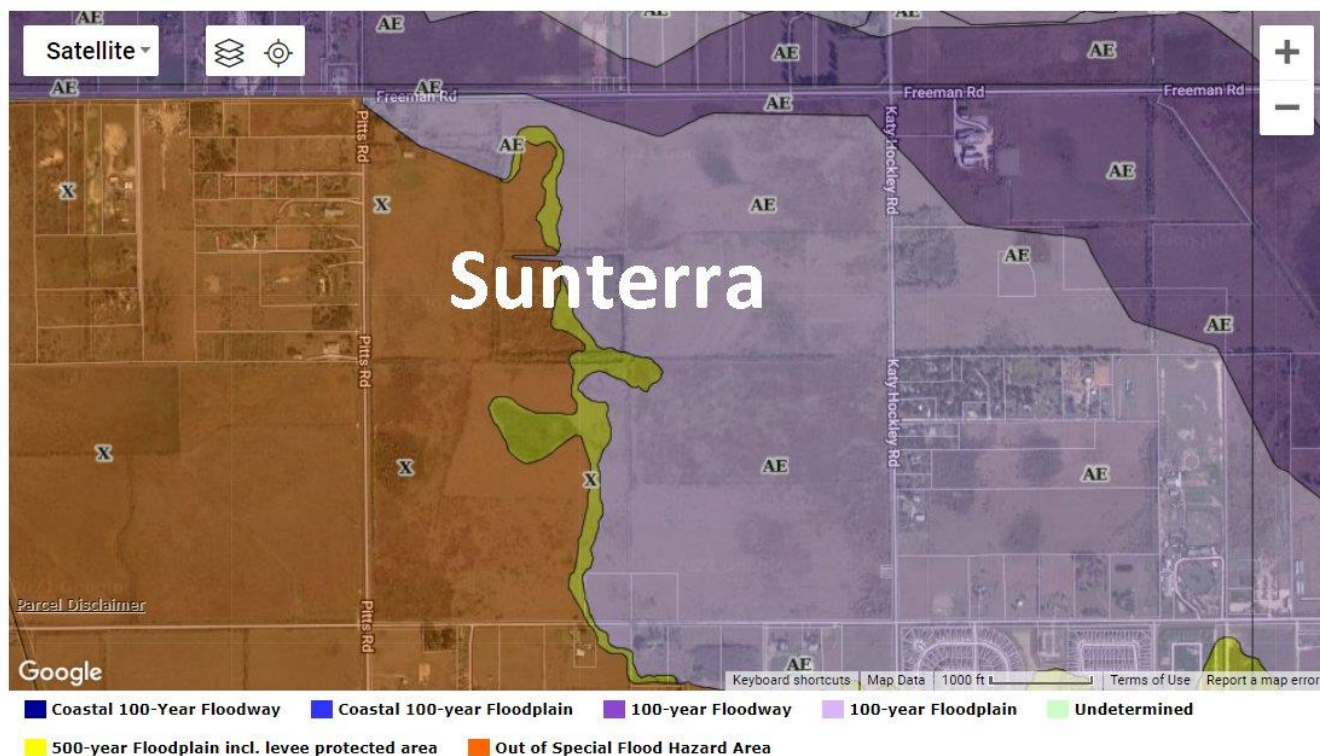
Polo Ranch appears to be in Flood Zone X (and out of special flood hazard area).



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Sunterra Flood Map

The following map shows that you need to beware of multiple flood zones in Sunterra, including 100-year and 500-year floodplains.



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Tamarron Flood Map

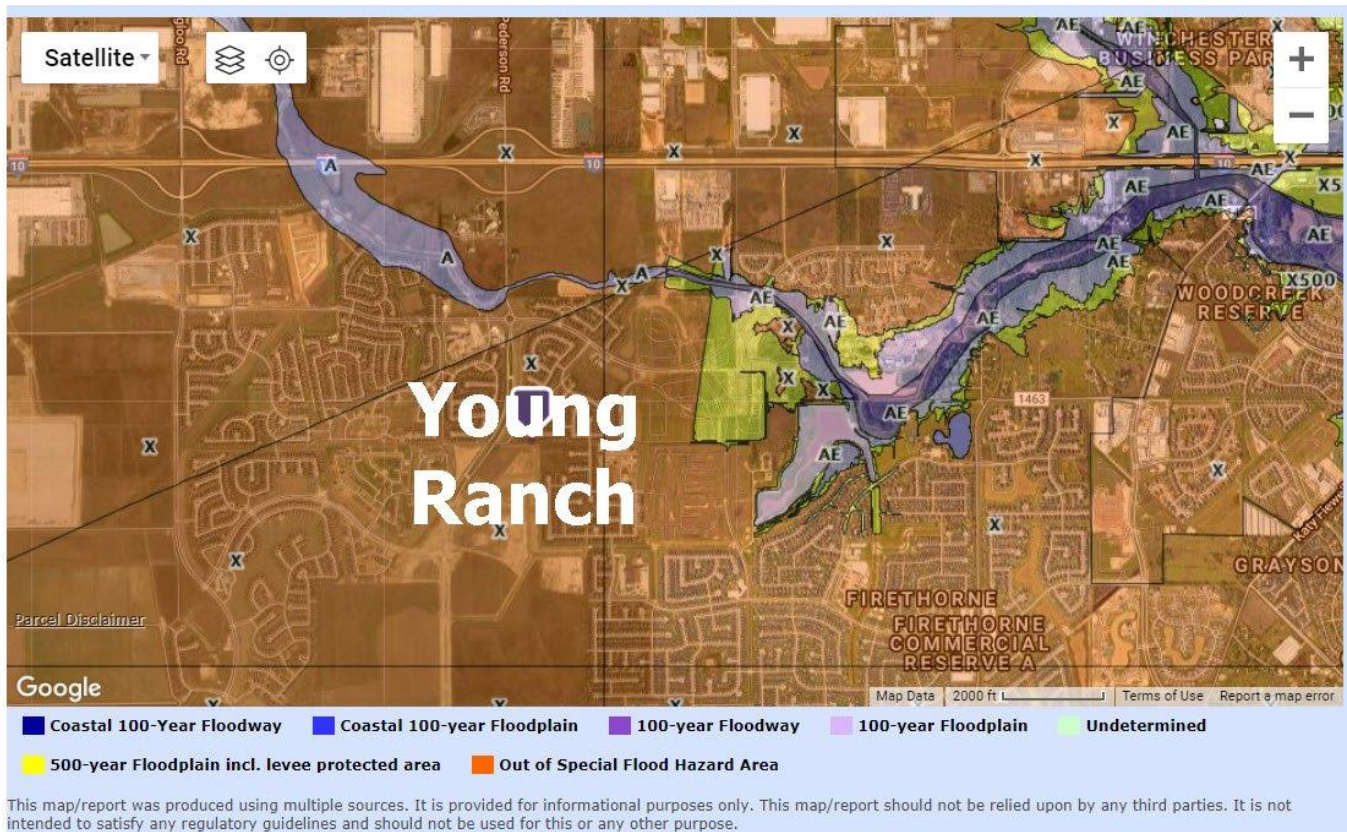
Tamarron appears to be in Flood Zone X (and out of special flood hazard area).



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

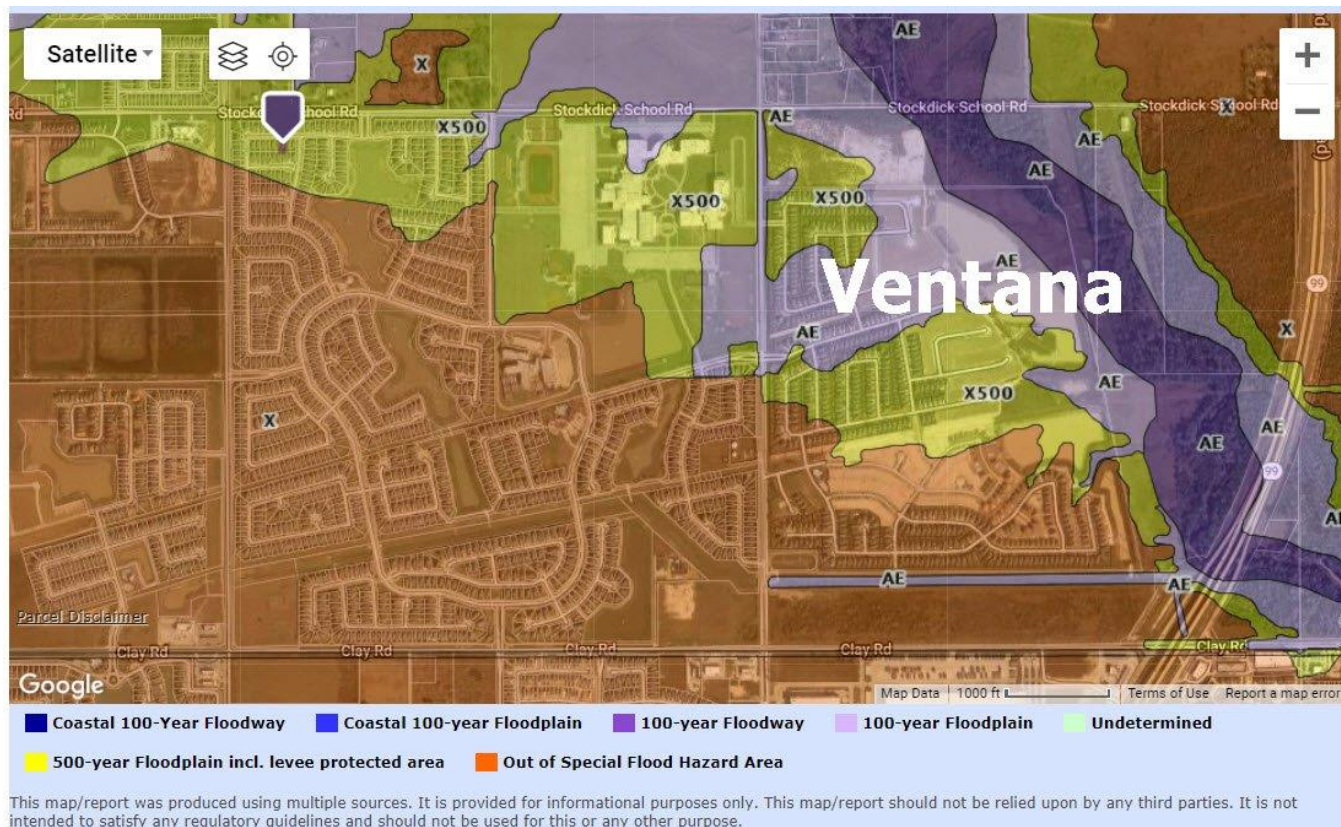
Young Ranch Flood Map

Young Ranch appears to be in Flood Zone X (and out of special flood hazard area).



Ventana Lakes Flood Map

The following map shows that you need to beware of multiple flood zones in Ventana, including 100-year and 500-year floodplains.



Camillo Lakes

Price Range: Home prices range from \$215K to \$389K
with **\$289K the median** home price in January 2022.

Description

Camillo Lakes Katy is located on the northwest side of Katy (77493) in Harris County... close to the 99 Grand Parkway and Morton Rd. This is a “new construction” neighborhood, and most of the approximate 635 homes in this neighborhood are traditional in style with smallish lot sizes. On average, these homes are two-story homes with 4 bedrooms, 2.5 b baths, and approximately 2225 sf with 2-car garages, and a median lot size of 4950 sf.

There are waterfront homes available in this neighborhood which has two lakes that allow for water sports and electric powered vehicles. This neighborhood has been built by one builder: Legend Homes.

Camillo Lakes Katy features a playground and a community swimming pool.



PROs

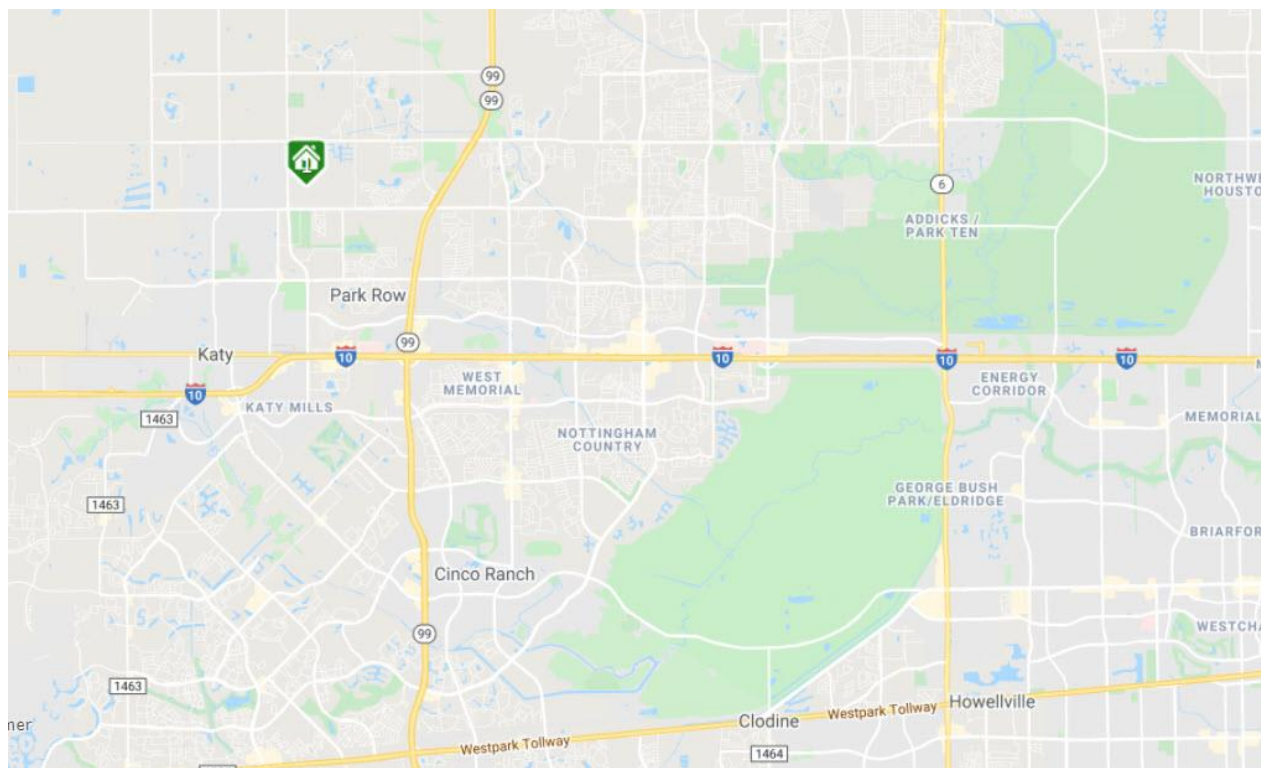
- Affordable prices
- New construction homes available
- Nearby shopping, restaurants, entertainment
- Not located in a high-risk flood zone

CONs

- Lower performing schools
- Higher property taxes
- Limited neighborhood amenities

Location

Here's the Camillo Lakes map.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Located in Flood Zone X (not in a special flood risk area).

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information and download the report.

Home Builders

There is only one builder providing new construction homes for buyers who want something brand new in an affordable price range:

- [Legend Homes](#)

School Ratings

The following tables shows the schools zoned to Camillo Lakes Katy. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

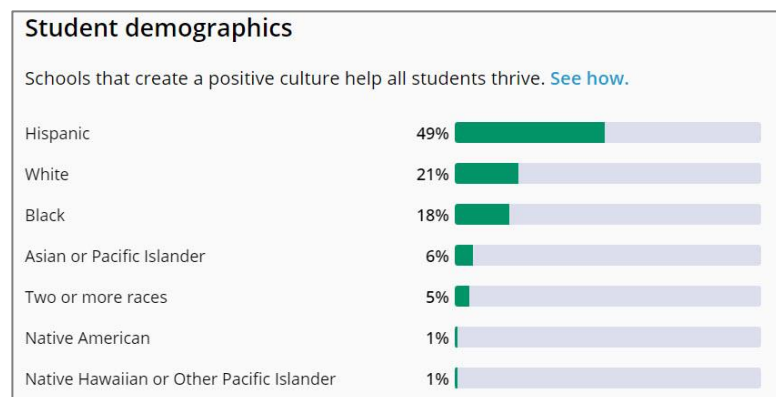
School	Type	Score	Area	Address
Leonard Elementary	Elem	New	NW	2602 Winchester Ranch Trail, Katy
McElwain Elementary	Elem	New	NW	6631 Greenwood Orchard Dr, Katy
Haskett Jr High	JH	New	NW	25737 Clay Rd, Katy
Stockdick Junior High	JH	6	NE	4777 Peek Rd, Katy
Paetow High School	HS	7	NW	23111 Stockdick School Rd, Katy

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.

Demographics

You can view the demographics of the junior high school zoned to this neighborhood, below. This will give you some idea of the demographics of this neighborhood.

Stockdick Jr High



Source: Greatschools.org January 2022

Amenities

Camillo Lakes Katy has the following amenities:

- Club House = 1
- Swimming Pools = 1
- Waterpark = 0
- Splash Pads = 0
- Tennis Courts = No
- Parks/playgrounds = 1
- Sport Leagues (Kid) = No
- Sport Leagues (Adult) = No
- Walking Trails = No
- Lakes = Yes
- Golf Course = No
- Community Intranet = No
- Dog parks = 0





Home Owner's Association

The management company for Camillo Lakes is currently Sterling ASI and their phone number is 832-678-4500. You can look up neighborhood Covenants, Conditions, and Restrictions (CCRs) at www.sterlingasi.com.

Annual maintenance fees pay for the neighborhoods amenities (pool, park, etc.) and general upkeep costs \$1090/yr in 2022.

Utilities

The utilities for Camillo Lakes are shown below:

Water, sewer	Sienv MUD 536	832-490-1900
Trash	Texas Pride	281-342-8178
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036
Cable	Xfinity	800-934-6489

NOTE: These may change in the future.

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.59-3.66 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

What's Nearby

Camillo Lakes Katy has easy access to 99 Grand Parkway and is within 10 mins to:

- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- Exploration Park
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Fun Things to Do in Katy](#)

Home Values



Cane Island

Price Range: Home prices range from \$263K to \$1.3M
with **\$505K the median** home price in January 2022.

Description

Cane Island Katy is located on the northwest side of Katy in Harris County... close to the I-10 Interstate. Primarily built since 2015, most of the approximate 1000+ homes in this neighborhood are traditional in style. On average, these homes are two-story homes with 4 bedrooms, 3 baths, and approximately 3100 sf with 2-car garages, and a median lot size of 8556 sf.

There are waterfront homes available in this neighborhood and you can also purchase a luxury home for \$600K and up.

This is a “new construction” Katy neighborhood consists of 1100 acres and has amazing amenities:

“Enjoy dinner and live music at **The Oaks Kitchen & Bar**, an overnight getaway at the Ambassador Suite or roast s'mores by the fire pit with the family. Feeling the need to unwind? Head to our tranquil **yoga studio** overlooking the **year-round lap pool** or workout at our **two-story fitness center** open 24 hours a day. Take the kids for a fun-filled adventure at **the family-friendly pool** equipped with a 500-gallon spill bucket or **Paperback Park** to climb around the jungle gym. Or join your neighbors at any one of the **100+ events**, our full-time, on-site Lifestyle Director plans every year. Anything and everything happens at **Cane Quarter**, located within the community of your new home in Cane Island.”

— Source: <https://caneisland.com/amenities>



Also has a Conservatory for special events, “The Lawn” for neighborhood events, and the [Ambassador Suite](#) (luxury treehouse suite).

PROs

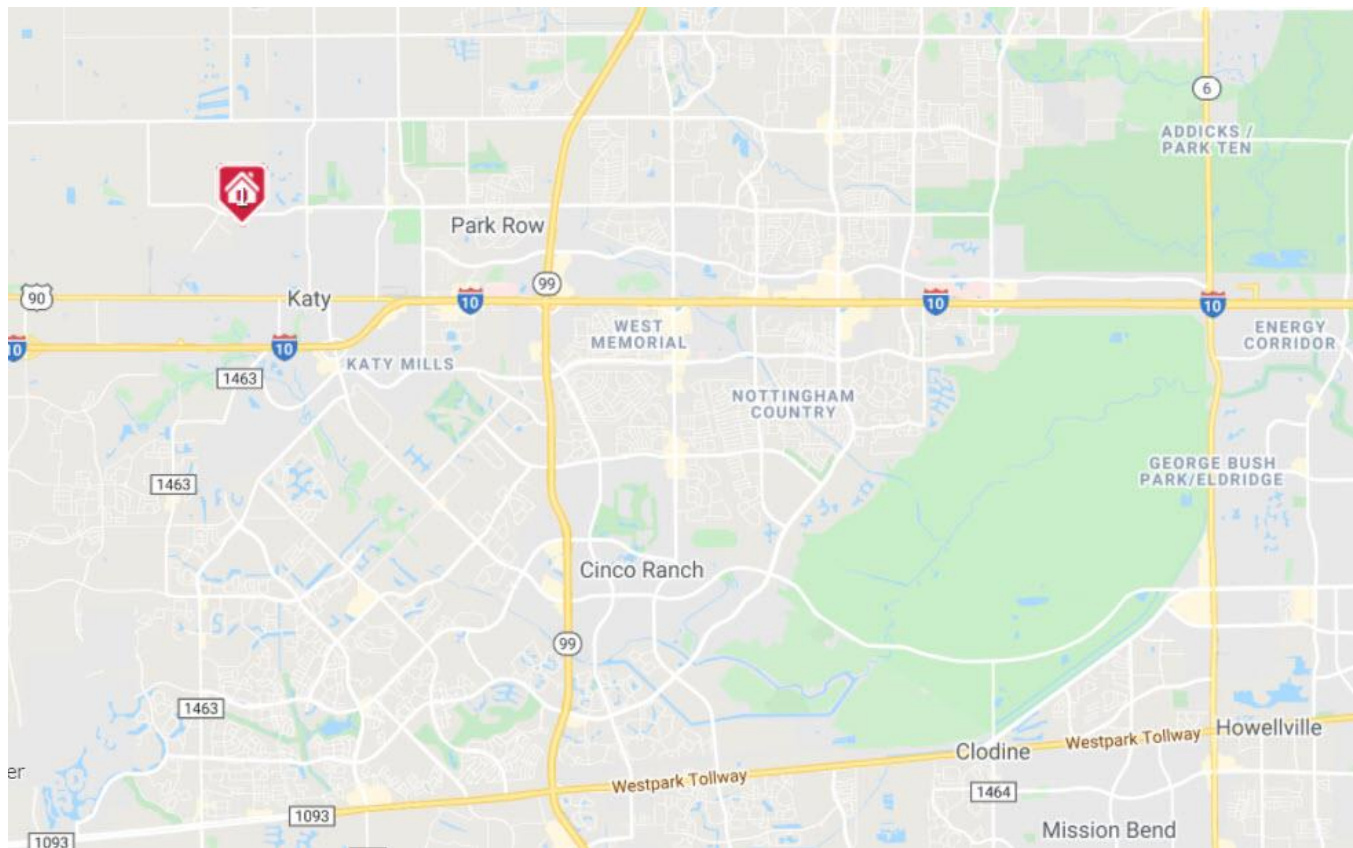
- Nearby shopping
- Neighborhood amenities
- New construction homes available
- Energy-efficient homes available
- Beautiful neighborhood

CONs

- Lower performing schools
- High prices
- Higher property taxes
- Some homes are in 100- and 500-year floodplains

Location

Here's the Cane Island map.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

This neighborhood has some homes in Flood Zone X (out of special flood hazard area), some in a 500-year floodplain, and some in a 100-year floodplain.

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information and download the report with maps.

Home Builders

There are approximately 8 builders providing gorgeous, new construction homes for buyers who want something brand new, including:

- Chesmar Homes
- David Weekley Homes
- Highland Homes
- Perry Homes
- Shea Homes
- Coventry Homes
- William David Custom Homes
- Cason Graye Custom Homes

School Ratings

The following tables shows the schools zoned to Cane Island Katy. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

School	Type	Score	Area	Address
Bryant Elementary	Elem	8	NW	29801 Kingsland Blvd, Katy
Katy Jr High	JH	7	NW	5350 Franz Rd, Katy
Katy High	HS	6	NW	6331 Highway Blvd, Katy

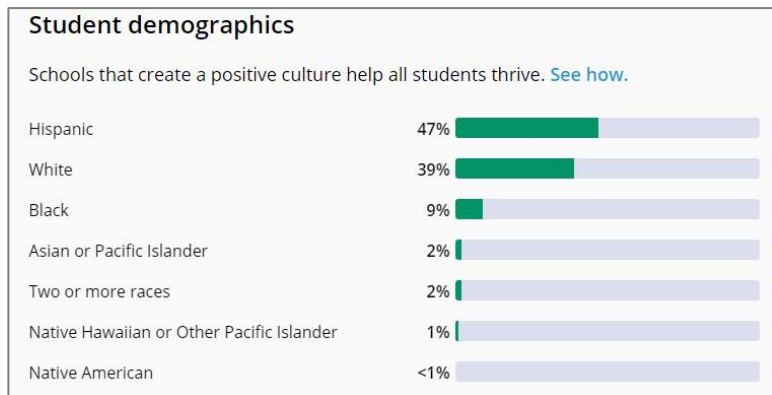
NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.



Demographics

You can view the demographics of the junior high school zoned to this neighborhood, below. This will give you some idea of the demographics of this neighborhood.

Katy Jr High



Source: Greatschools.org January 2022

Amenities

Cane Island Katy has the following amenities:

- Club House = Yes
- Fitness Center = Yes with Yoga Studio
- Swimming Pools = 2
- Waterpark = Yes
- Splash Pads = Yes
- Tennis Courts = No
- Parks/playgrounds = Yes
- Sport Leagues (Kid) = No
- Sport Leagues (Adult) = No
- Walking Trails = Yes ([map](#))
- Lakes = Yes
- Golf Course = No
- Community Intranet = No
- Dog parks = 0

[Download master plan map](#)



Home Owner's Association

The management company for Cane Island is currently Inframark and their phone number is 281-870-0585. You can look up neighborhood Covenants, Conditions, and Restrictions (CCRs) at <https://caneisland.nabrnetwork.com/public/241/DCCRs%20Recorded%20Harris%20and%20Waller%20Counties%20201505.pdf>.

Annual maintenance fees pay for the neighborhoods amenities (pools, parks, etc.) and general upkeep costs between \$1200/yr in 2022.

This neighborhood charges a Capitalization fee to the buyer, equal to one year HOA maintenance fee, every time a home is sold.



Utilities

The utilities for Cane Island are shown below:

Water, sewer	City of Katy	281-391-4801 https://www.cityofkaty.com/residents/utilities-services
Trash	City of Katy	https://www.cityofkaty.com/residents/utilities-services
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036
Cable		

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.4-3.69 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

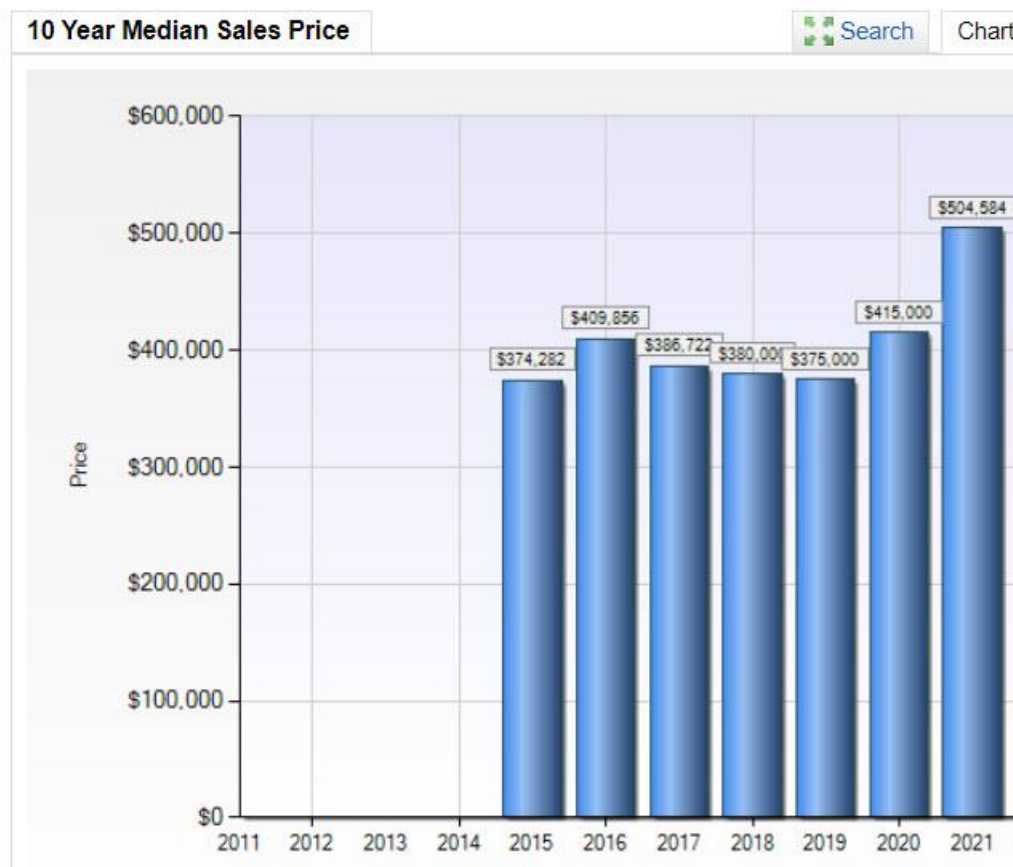
What's Nearby

Cane Island Katy has easy access to I-10 and is close to:

- Katy City Park
- Katy Dog Park
- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- Exploration Park
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Fun Things to Do in Katy](#)

Home Values



Cross Creek Ranch

Price Range: Home prices range from \$2483K to \$1.16M
with **\$490K the median** home price in 2022.

Description

Cross Creek Ranch is located on the southwest side of Katy in Fort Bend County... close to FM1093 (Westpark Tollway). In fact, Cross Creek Ranch is actually located in Fulshear TX 77441. Part of the neighborhood (the east side) is zoned to Katy ISD, so it is included as a Katy neighborhood. The west side of the neighborhood is zoned to the Lamar Consolidated ISD school district.

Primarily built since 2007, most of the 4000+ homes (approx.) in this neighborhood are Traditional in style. On average, these homes are two-story homes with 4 bedrooms, 3 baths, and 3335sf on 8813sf lots.

This eco-friendly neighborhood has natural habitats for Texas birds and wildlife including a 50-acre "polishing pond." There are miles of hike/bike trails ([see map](#)) winding through the neighborhood's "tall grass" areas and lakes. Waterfront homes are available in the neighborhood and new construction homes are still being built!

Cross Creek Ranch features a community clubhouse with a 70- foot observation tower that provides 360 degree views of the area. Next to the community clubhouse there is a neighborhood café and a 6,000sf fitness center, plus a large swimming pool and waterpark featuring a 40-foot high hill with a water slide. There is another swimming pool in the neighborhood, plus multiple playgrounds, tennis courts, volley ball court, a disc park, and dog park.

See details and videos at : www.CrossCreekRanchInfo.com



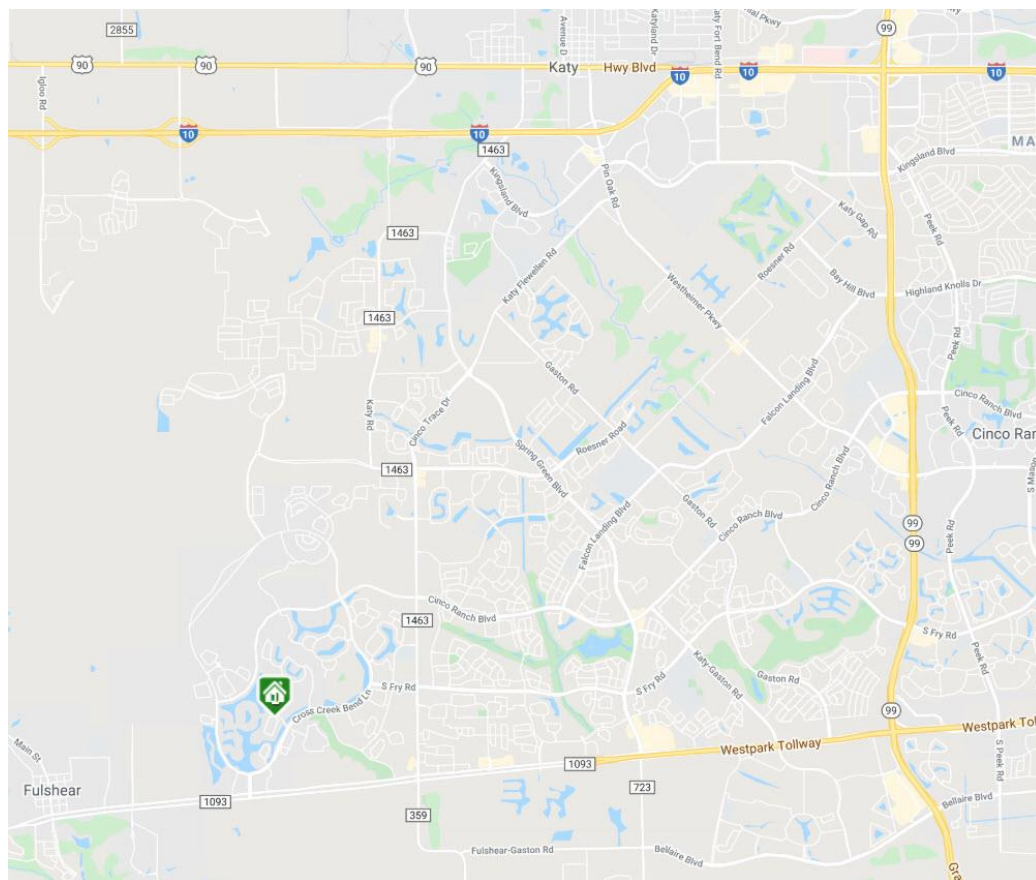
Pros and Cons

Here is a list of the PROs and CONs of Cross Creek Ranch:

PROs	CONs
High performing schools	Out-of-the way location
Fantastic neighborhood amenities	Neighborhood split into two different school districts
New construction homes available	Higher property taxes
Beautiful neighborhood with lakes and mature trees	Foundation fee and/or Capitalization fee charged when you buy/sell
Energy-efficient homes available	Pipelines located in and beside the neighborhood
Dog park	
Eco-friendly design of neighborhood	
Not located in a high-risk flood zone	
Gated 55+ Community available	

Location

Here's a map of Cross Creek Ranch.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Located in Flood Zone X (not in a special flood hazard area).

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information and download the report.

What's Nearby

Currently located on the southwest side of Katy, new amenities are being built all the time. This neighborhood is close to:

- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- Exploration Park
- Dewberry Farm
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Things to Do in Katy](#)

School Ratings

The following tables shows the schools zoned to Cross Creek Ranch. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

East Side (Katy ISD)

School	Type	Score	Area	Address
Campbell Elementary	Elem	8	W	3701 Cross Creek Bend Ln, Fulshear, TX 77441
Randolph Elementary	Elem	9	W	5303 Flewellen Oaks, Fulshear
Adams Jr High	JH	New	W	4141 Cross Creek Bend Ln, Fulshear
Jordan High	HS	New	W	27500 Fulshear Bend, Fulshear

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.

West Side (Lamar Consolidated ISD)

School	Type	Score	Area	Address
Huggins Elementary	Elem	6	LCISD	No 1 Huggins Dr, Fulshear
Leaman Jr High	JH	7	LCISD	93403 Charger Way, Fulshear
Roberts Middle School	JH	New	SW-LCISD	3911 Avenue I, Rosenberg
Fulshear High School	HS	7	LCISD	9302 Charger Way, Fulshear

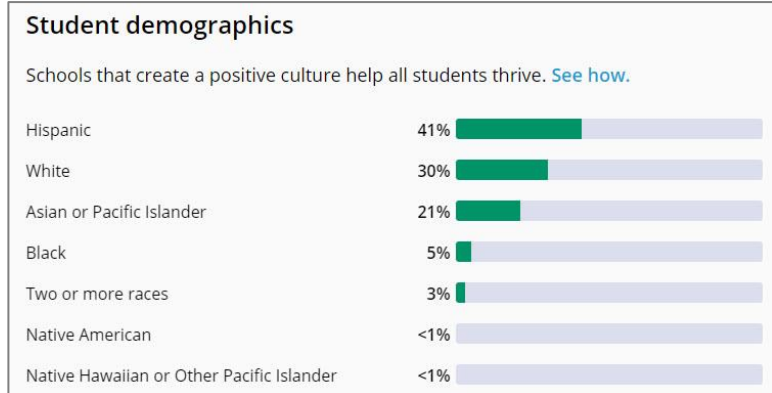
NOTE: These scores are as of January 2022 and may change in the future.



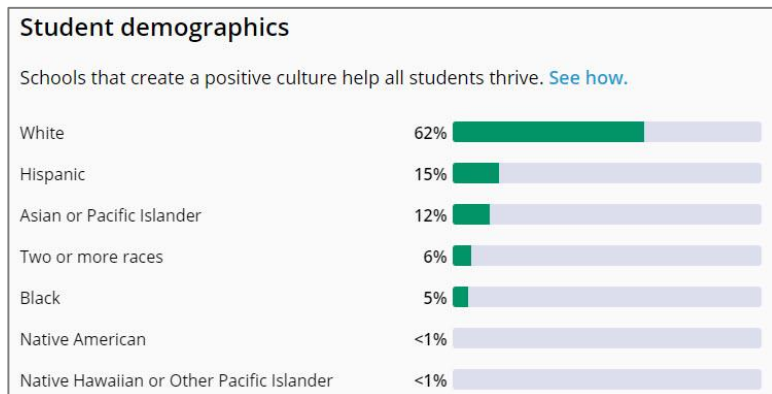
Demographics

You can view the demographics of the elementary schools zoned to this neighborhood. This will give you some idea of the demographics of this neighborhood.

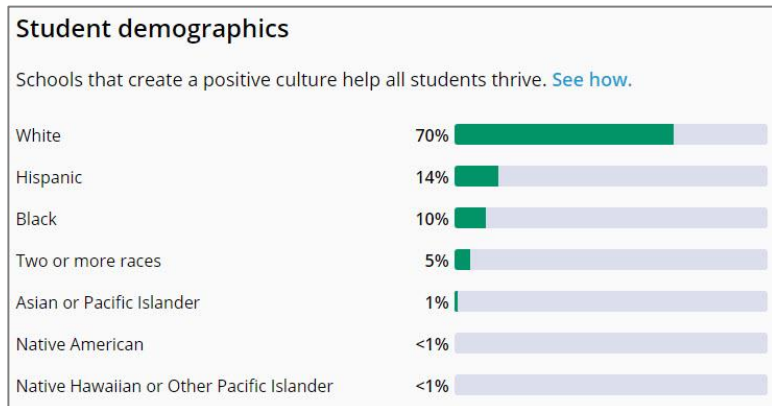
Campbell



Randolph



Huggins



Amenities

Cross Creek Ranch has the following amenities ([view map](#)):

- Club House with fitness center = 1
- Swimming Pools = 3
- Waterpark = Yes
- Splash Pads = Yes
- Tennis Courts = Yes
- Parks/playgrounds = Multiple
- Walking Trails = Yes
- Lakes = Yes
- Golf Course = No
- Dog park = Yes
- Disc park = Yes



[See Cross Creek Ranch Videos!](#)

Home Owner's Association

The annual HOA fee, which pays for the amenities, is approximately \$1300-2950 depending on the lot. Go to the [Cross Creek Ranch HOA](#) website or call 713-981-9000 for helpful phone numbers, community documents, and utility information.

In addition, when a home is sold there is a Capitalization fee and a Foundation fee required at Closing.

Cross Creek Ranch Assessment Fees

	New Construction Home	Resale Home
Builder/Seller Pays...	Capitalization Fee = \$0 Initial Foundation Fee = .25% sales price	Capitalization Fee = \$0 Foundation Fee** = .25% sales price
Buyer Pays...	Capitalization Fee = Same amount as 1 yr HOA fees* Foundation Fee = \$0	Capitalization Fee = Same amount as 1 yr HOA fees* Foundation Fee = \$0
Negotiable on who pays...	Resale Certificate with Compliance Inspection (required) = Included in Transfer Fee*** Transfer Fee = \$375	Resale Certificate with Compliance Inspection (required) = Included in Transfer Fee*** Transfer Fee = \$375
<p>*2019 Annual HOA fees are \$1300, plus homes in subdivisions with lakes may pay more.</p> <p>**Foreclosures, divorces, and probates are excluded from paying Foundation Fee.</p> <p>*** Negotiable items are agreed to in the <i>Addendum for Property Subject to Mandatory Membership In a Property Owners Association</i>.</p>		

Utilities

Type	Website	Phone Number
Electric	www.powertochoose.org	N/A
Gas	Centerpoint Energy	800-752-8036
Water	City of Fulshear	281-346-1796
Sewer	City of Fulshear	281-346-1796
Trash	City of Fulshear	281-346-1796
Phone	AT&T	800-288-2020
Cable/Internet	Comcast xfinity	800-xfinity

See more>> [Important Phone Numbers](#)

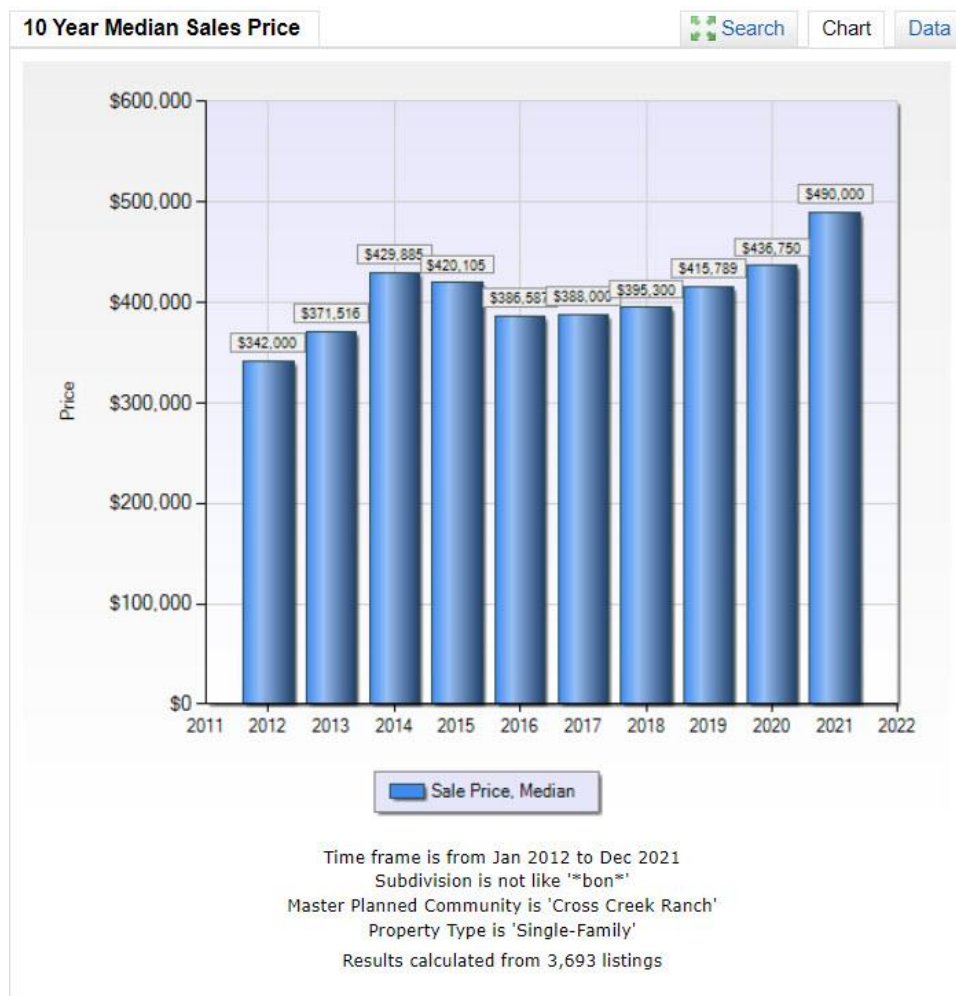
Trash Days: WCA provides 95-gallon carts for all residents for solid waste (gray lid) and recycling (yellow lid). Collection services are provided every Wednesday between 7:00 a.m. and 5:00 p.m. All garbage must be placed on the curb by 7:00 a.m. to guarantee pick up. For more information about the carts and collection services, please refer to the [trash](#) and [recycle](#) specification sheets.

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.2-3.58 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

Home Values



Elyson

Price Range: Home prices range from \$255K to \$753K
with **\$434K the median** home price in January 2022.

Description



Elyson Katy is a “new construction” neighborhood located on the northwest side of Katy in Harris County... close to 99 Grand Parkway and FM 529 (Freeman Rd). This is about 10 minutes north of Interstate I-10. Primarily built since 2016, most of the approximate 1500+ homes in this neighborhood are traditional in style. On average, these homes are two-story homes with 4 bedrooms, 3.5 baths, and approximately 2737 sf with 2-car garages, and a median lot size of 7854 sf. There are waterfront homes available in this neighborhood.

Elyson Katy has wonderful amenities and features playgrounds, fitness center, a community swimming pool, splash pad, tennis courts, walking trails, and more. There are five parks, bocce ball, pickle ball, and a community cafe.

From the brochure:

“... Elyson is a place where connections with friends and family and nature are celebrated. Where you can take a scenic hike with the kids along a neighborhood trail, then stop for a treat at our neighborhood café. Listen to live music under the stars or sit poolside in the sun. Where there is always something interesting and fun and different to do (just ask our Lifestyle Director who is always thinking of our next event.”

— [Welcome to More Brochure for Elyson](#)

PROs

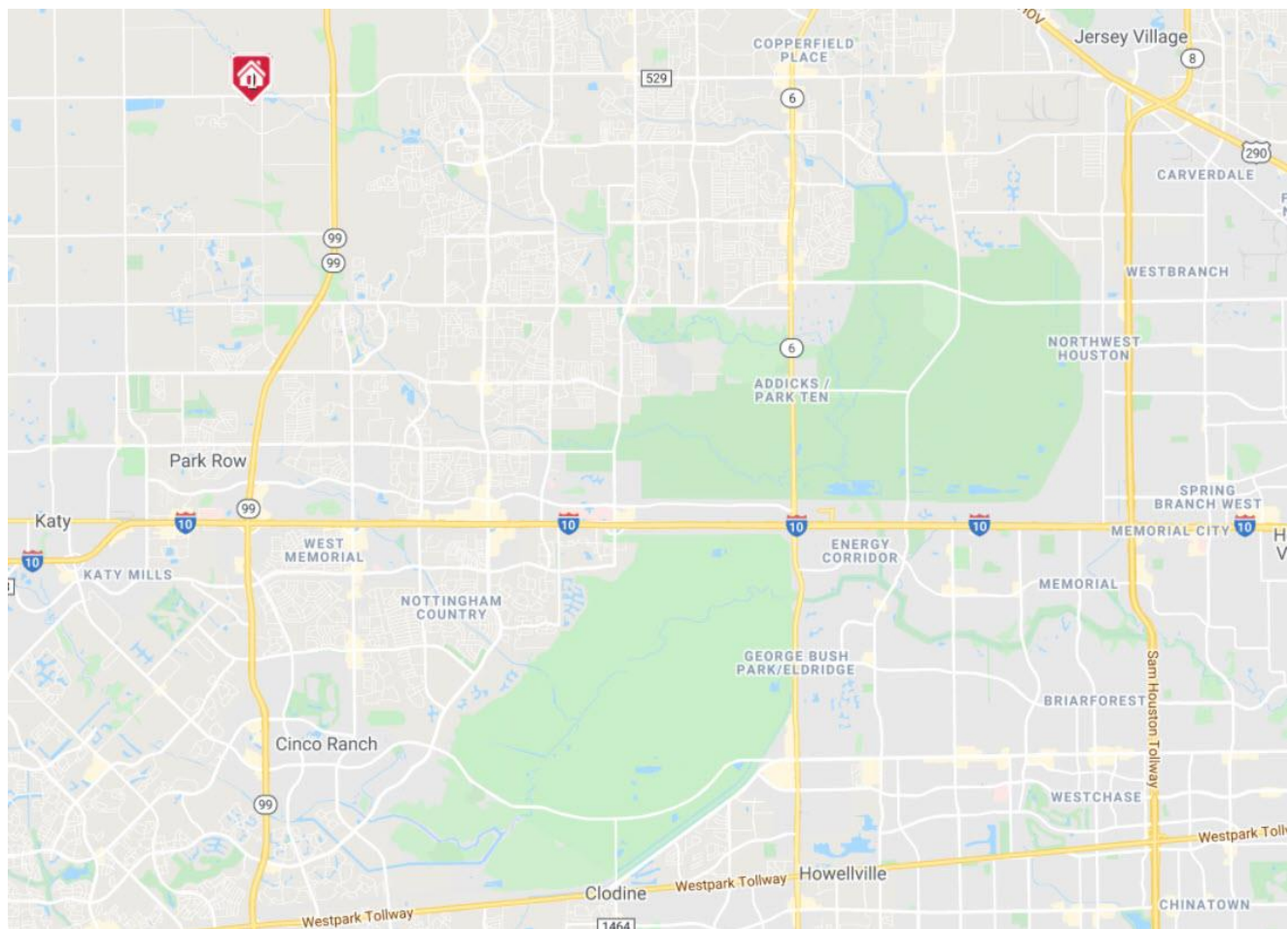
- Neighborhood amenities
- New construction homes available
- Energy-efficient homes available
- Beautiful neighborhood with lakes

CONs

- Out-of-the way location with difficult access
- Lower performing schools
- No nearby shopping
- Higher property taxes
- Many homes located in 100-year floodplain

Location

Here's the Elyson map.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Some homes in this neighborhood are in a Flood Zone X (out of special flood hazard) but many are located in a 100-year floodplain.

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information.

Home Builders

There are approximately 8 builders providing gorgeous, new construction homes for buyers who want something brand new, including:

- Beazer Homes
- Chesmar Homes
- Highland Homes
- Lennar
- Perry Homes
- Pulte Homes
- Taylor Morrison
- Westin Homes

School Ratings

The following tables shows the schools zoned to Elyson Katy. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

School	Type	Score	Area	Address
McElwain Elementary	Elem	New	NW	6631 Greenwood Orchard Dr, Katy
Stockdick Junior High	JH	6	NE	4777 Peek Rd, Katy
Paetow High School	HS	7	NW	23111 Stockdick School Rd, Katy

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.

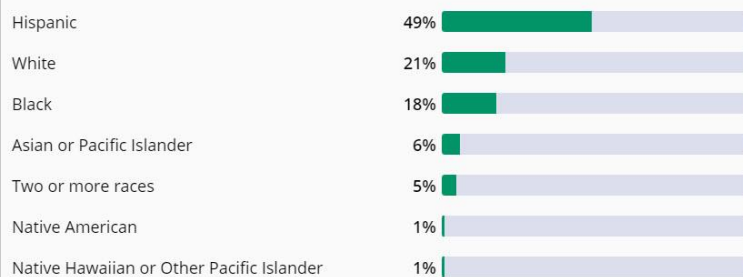
Demographics

You can view the demographics of the junior high school zoned to this neighborhood, below. This will give you some idea of the demographics of this neighborhood.

Stockdick Jr High

Student demographics

Schools that create a positive culture help all students thrive. [See how.](#)



Source: Greatschools.org January 2022

Amenities

Elyson Katy has the following amenities:

- Club House = 1
- Fitness Center = Yes
- Swimming Pools = 1
- Waterpark = No
- Splash Pads = Yes
- Tennis Courts = Yes
- Parks/playgrounds = 5
- Sports Fields = Yes
- Walking/Bike Trails = Yes
- Lakes = Yes (fishing allowed and non-motorized boats_
- Golf Course = No
- Community Intranet = No
- Dog parks = 0



[Download community map](#) and see about [parks and outdoors](#)



Home Owner's Association

The management company for Elyson is currently [Crest Management](#) and their phone number is 281-579-0761. You can look up neighborhood Covenants, Conditions, and Restrictions (CCRs) at <https://www.myelyson.com/info.php?pnun=15b61054f2ca65>.

Annual maintenance fees pay for the neighborhoods amenities (pools, parks, etc.) and general upkeep costs between \$1200/yr in 2022.

More neighborhood details at [MyElyson website](#).

Utilities

The utilities for Elyson are shown below:

Water, sewer	Si Environmental	832-490-1600
Trash	Si Environmental	832-490-1600
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036
Cable	Xfinity	888-368-5757

NOTE: This information is subject to change.

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.4-3.69 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

What's Nearby

Elyson Katy has easy access to Grand Parkway and is near:

- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Fun Things to Do in Katy](#)

Home Values



Firethorne

Price Range: Home prices range from \$273K to \$875K with **\$441K the median** home price in 2022.

Description



Firethorne Katy is located on the far-west side of Katy in Fort Bend County... close to Interstate I-10 and FM1463.

Primarily built since 2008, most of the 3000+ homes (approx.) in this neighborhood are Traditional in style. On average, these homes are two-story homes with 4 bedrooms, 2+ baths, and approximately 3300sf with 2-car garages. This newish neighborhood does not have mature trees but it does have a community clubhouse with fitness center, multiple playgrounds, two swimming pools, tennis courts, walking trails, and sports fields.

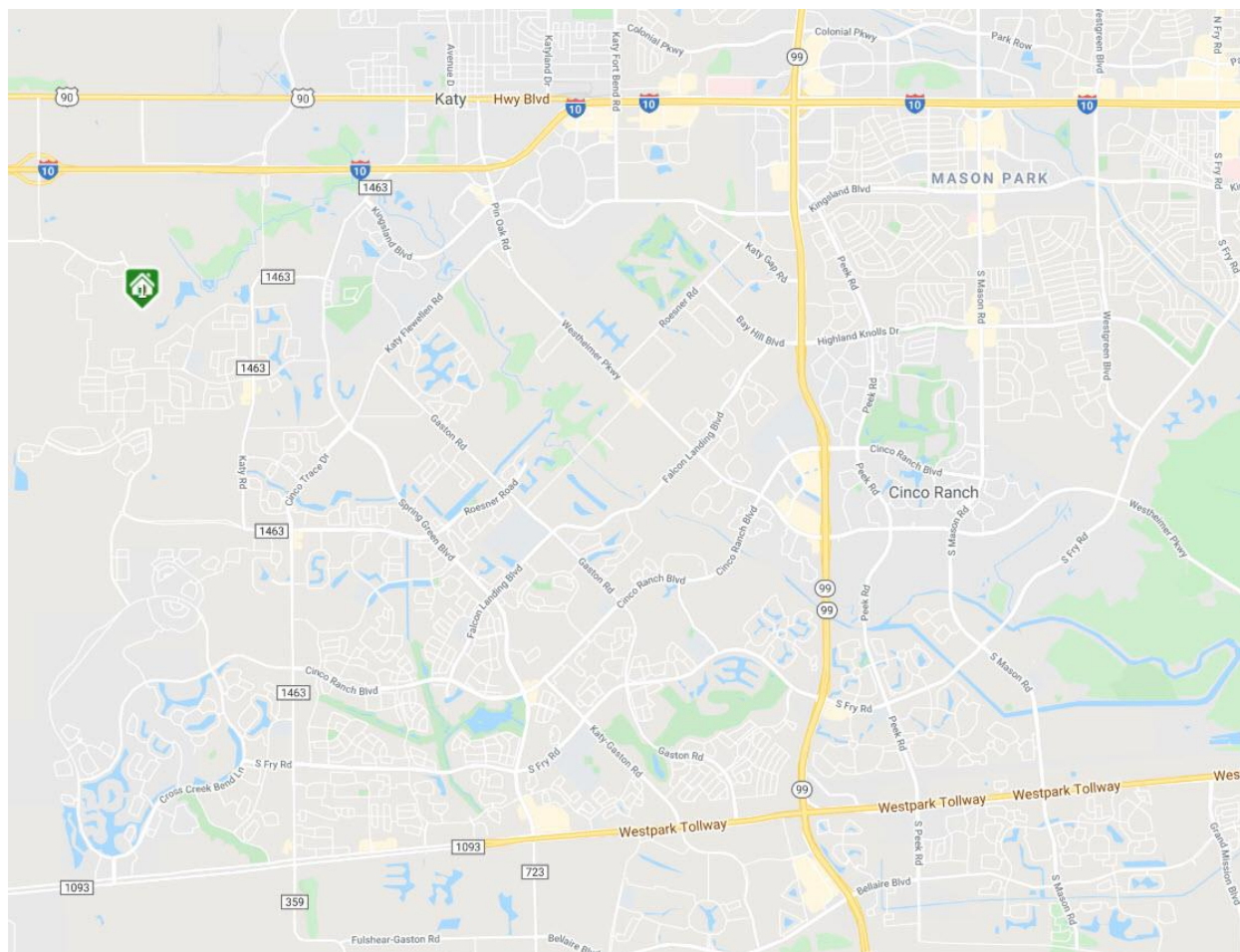
Pros and Cons

Here is a list of the PROs and CONS of Firethorne Katy:

PROs	CONs
Good schools	Out-of-the way location
Affordable prices	Higher property taxes
Neighborhood amenities	Split between two school districts: Katy ISD and Lamar Consolidated
Not located in a high-risk flood zone	
New construction homes available	
Energy-efficient homes available	

Location

Here's a map of Firethorne Katy.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Located in Flood Zone X (not in a special flood hazard area).

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information and download the report.

What's Nearby

Firethorne Katy is close to:

- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- Exploration Park
- Dewberry Farm
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Things to Do in Katy](#)

School Ratings

The following tables shows the schools zoned to Firethorne Katy. The **Score** refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

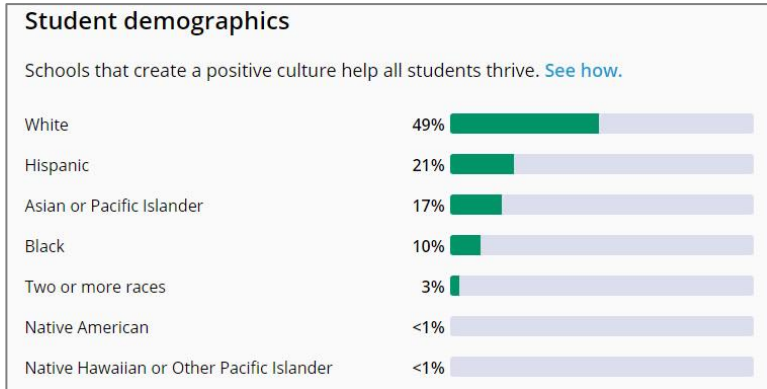
School	Type	Score	Area	Address
Lindsey Elementary	Elem	9	LCISD	2431 Joan Collier Trace, Katy
Wolman Elementary	Elem	10	W	28727 North Firethorne Rd, Katy
Leaman Jr High	JH	7	LCISD	93403 Charger Way, Fulshear
Woodcreek Jr High	JH	9	W	1801 Woodcreek Bend, Katy
Katy High	HS	6	N	6331 Highway Blvd, Katy
Fulshear High School	HS	7	LCISD	9302 Charger Way, Fulshear

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones, or <http://www.lcisid.org/about/school-zone-map> for LCISD.

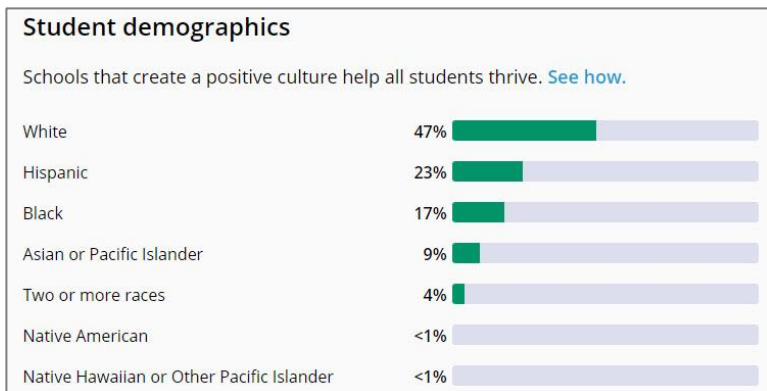
Demographics

You can view the demographics of Leaman Junior High School, below. This will give you some idea of the demographics of this neighborhood.

Woodcreek Junior High



Leaman



Source: Greatschools.org January 2022

Amenities

Firethorne Katy has the following amenities:

- Club House = 1
- Swimming Pools = 2
- Waterpark = No
- Splash Pads = No
- Tennis Courts = Yes
- Parks/playgrounds = Multiple
- Walking Trails = Yes
- Lakes = No
- Golf Course = No



Home Owner's Association

The annual HOA fee, which pays for the amenities, is approximately \$600-1100 but may vary depending on the lot. The HOA management company info can be found [here](#) and you can look up neighborhood Covenants, Conditions, and Restrictions (CCRs) and detailed information at the [Firethorne Katy HOA](#) website or call 281-693-0003.

Annual maintenance fees pay for the neighborhoods amenities (pools, parks, etc.) and general upkeep costs \$800-1200 per year in 2022 (depending on the type of lot you have).



Utilities

The utilities for Firethorne are shown below:

Water, sewer, trash	Fort Bend MUD 151	281-579-4500
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036

See more>> [Important Phone Numbers](#)

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 2.6-3.15 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

Home Values



Fulbrook on Fulshear Creek

Price Range: Home prices range from \$355K to \$744K
with \$5230K the median home price in January 2022.

Description



Fulbrook on Fulshear Creek Katy is located in 77441 in Fulshear Texas, which is on the southwest side of Katy and in Fort Bend County. Many people choose this neighborhood when they are looking for a new construction home and want good schools with a “country living” flair. It is close to the new Texas Heritage Parkway and Westpark Tollway (FM 1063) so it has good access to head east to downtown Houston, or north to Interstate I-10

Primarily built since 2014, most of the approximate 500 homes in this neighborhood are traditional in style. The older section of Fulbrook has split rail fences (instead of the usual privacy fences) to give it a country look.

On average, homes in this neighborhood are two-story homes with 4 bedrooms, 4 baths, and approximately 3035 sf with 2-car garages, and a median lot size of 9198 sf.

“Families can enjoy a variety of indoor and outdoor activities at Fulbrook on Fulshear Creek plus resident events organized by our very own lifestyle coordinator.

Relax at the fireplace, play cards, enjoy televised games—residents can have it all by reserving the lodge. With stunning views of Huggins Lake, it’s a memorable setting for wedding receptions, social events and friendly gatherings.

The fitness center is open early and late for those seeking more strenuous activity. Outside, there’s croquet, hiking and a playground. Or you can experience live music and other events at our Amphitheater on Huggins Lake.”

— <https://www.fulbrookhomes.com/master-planned-community>

PROs

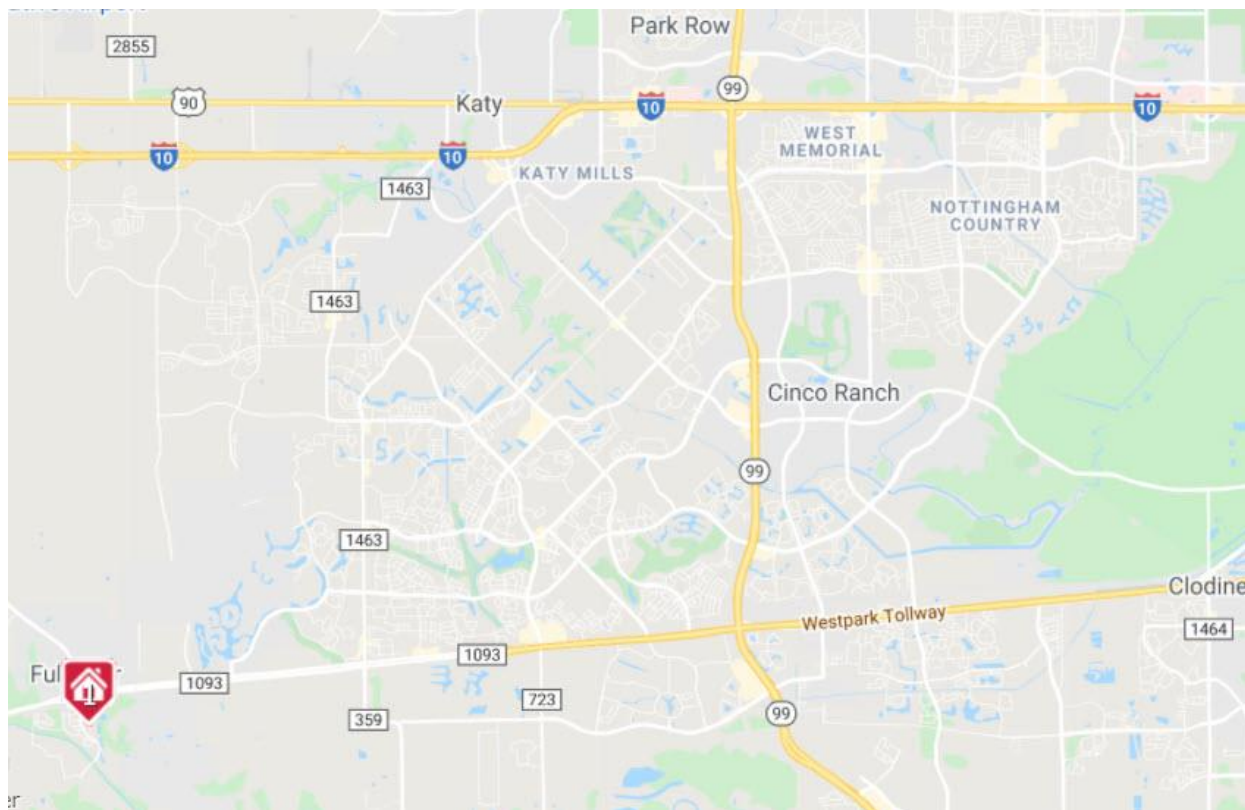
- Affordable prices
- Neighborhood amenities
- New construction homes available
- Energy-efficient homes available
- Beautiful neighborhood with lakes and mature trees
- Good schools

CONs

- Out-of-the way location
- No nearby shopping
- Higher property taxes
- Capitalization fee charged when you buy/sell

Location

Here's the Fulbrook on Fulshear Creek map.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Fulbrook on Fulshear Creek is located in Flood Zone X (not in a special flood hazard area).

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information and download the report.

Home Builders

There are approximately 5 builders providing gorgeous, new construction homes for buyers who want something brand new, including:

- Highland Homes
- Perry Homes
- Newmark Homes
- Drees
- Empire

School Ratings

The following tables shows the schools zoned to Fulbrook on Fulshear Creek. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

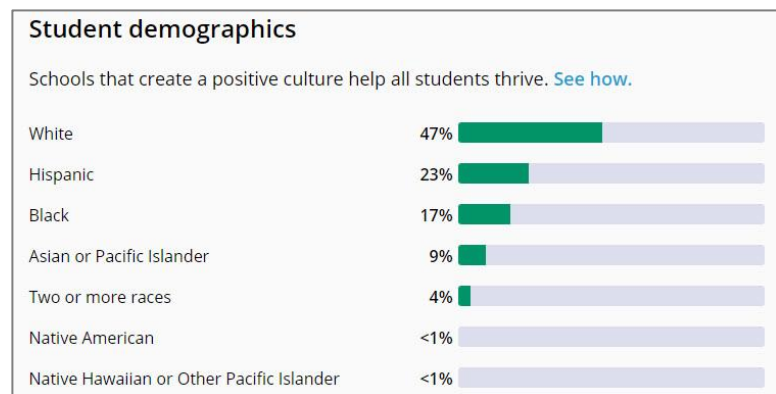
School	Type	Score	Area	Address
Huggins Elementary	Elem	6	SW-LCISD	No 1 Huggins Dr, Fulshear
Roberts Middle School	JH	New	SW-LCISD	3911 Avenue I, Rosenberg
Leaman Jr High	JH	7	SW-LCISD	93403 Charger Way, Fulshear
Fulshear High School	HS	7	SW-LCISD	9302 Charger Way, Fulshear

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.

Demographics

You can view the demographics of the junior high school zoned to this neighborhood, below. This will give you some idea of the demographics of this neighborhood.

Leaman Jr High



Source: Greatschools.org January 2022

Amenities

Fulbrook on Fulshear Creek has the following amenities:

- Club House = 1
- Swimming Pools = 2
- Waterpark = No
- Splash Pads = No
- Tennis Courts = No
- Parks/playgrounds = 0
- Sport Leagues (Kid) = No
- Sport Leagues (Adult) = No
- Walking Trails = Yes
- Lakes = Yes
- Golf Course = No
- Community Intranet = No
- Dog parks = 0



Home Owner's Association

The management company for Fulbrook on Fulshear Creek is currently LEAD and their phone number is 281-857-6027. You can look up neighborhood Covenants, Conditions, and Restrictions (CCRs) [here](#).

Annual maintenance fees pay for the neighborhoods amenities (pools, parks, etc.) and general upkeep costs is \$1200. In addition, when a home is sold there is a Capitalization fee equal to the one year HOA maintenance fee (\$1200) that buyers pay at Closing.



Utilities

The utilities for Fulbrook on Fulshear Creek are shown below:

Water, sewer, trash	City of Fulshear	281-346-1796
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 2.9-3.28 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

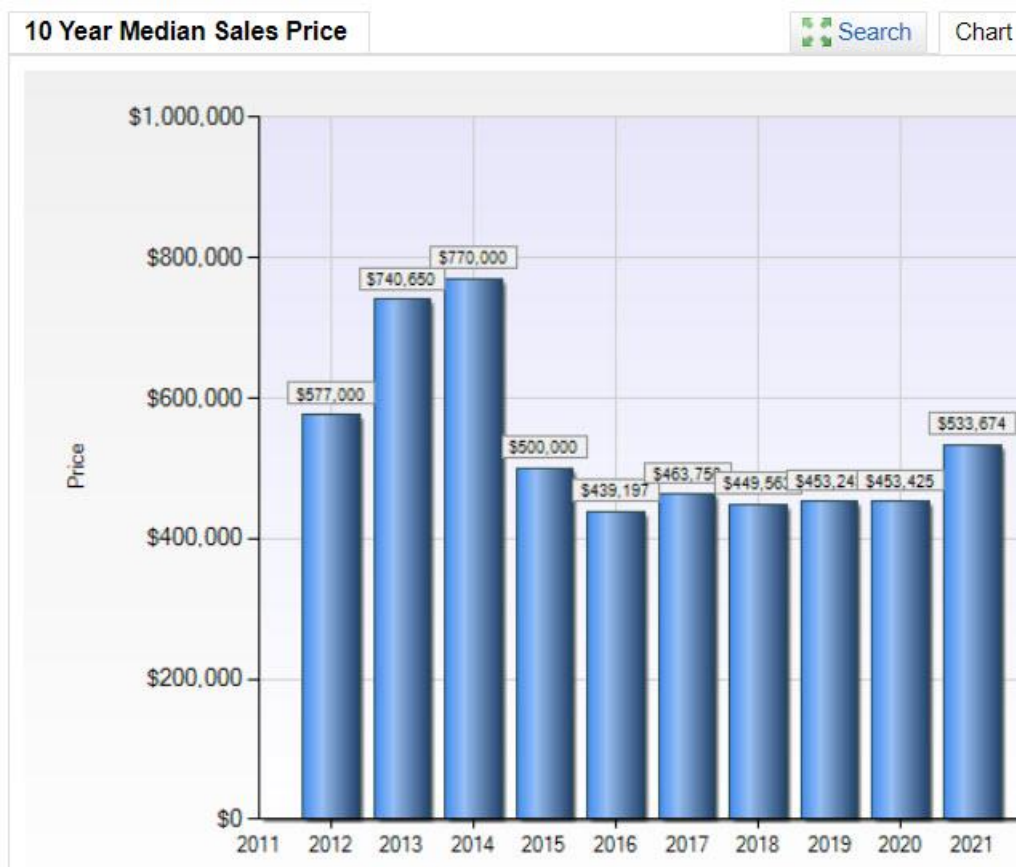
What's Nearby

Fulbrook on Fulshear Creek is close to:

- Weston Lakes golf course

>> See [Fun Things to Do in Katy](#)

Home Values



Jordan Ranch

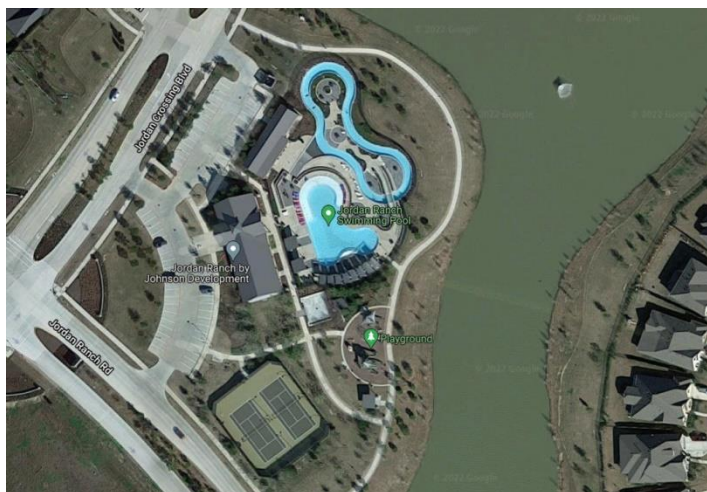
Price Range: Home prices range from \$219K to \$7105K
with **\$430K the median** home price in January 2022.

Description

Jordan Ranch is located on the southwest side of Katy (actually Brookshire Texas in 77423) in Fort Bend County... close to the I-10 Interstate.

Primarily built since 2016, most of the approximate 800+ homes in this neighborhood are traditional in style. On average, these are two-story homes with 4 bedrooms, 2 baths, and approximately 2300 sf with 2-car garages, and a median lot size of 6781 sf. There are some waterfront homes available in this neighborhood.

Jordan Ranch features a playground, a community “resort style” swimming pool with lazy river, tennis courts, fitness center, and hike/bike trails.



“At Jordan Ranch, we’re giving good old-fashioned family fun a stylish upgrade. That means playscape recreation for the kids, poolside vacation for you, and concerts under the Texas stars for all. Plus, from back-to-school parties to outdoor yoga, our Director of Fun has a wide range of activities on the calendar all year long. So you’re free to “live it up” to your heart’s content.”

— <https://www.jordanranchtexas.com/amenities>

Jordan Ranch also has it’s own “Sunset Farm” where “residents enjoy the bounty from 1.5-acres of vegetable plants, fruit trees, and berry vines. Depending on the season, our farm stand sells fresh broccoli, cauliflower, kale, squash, okra, tomatoes, melons, potatoes, carrots, lettuce, spinach, onions, beets, and dill. It’s like having a farmer’s market in your own backyard.” ([see more](#))

PROs

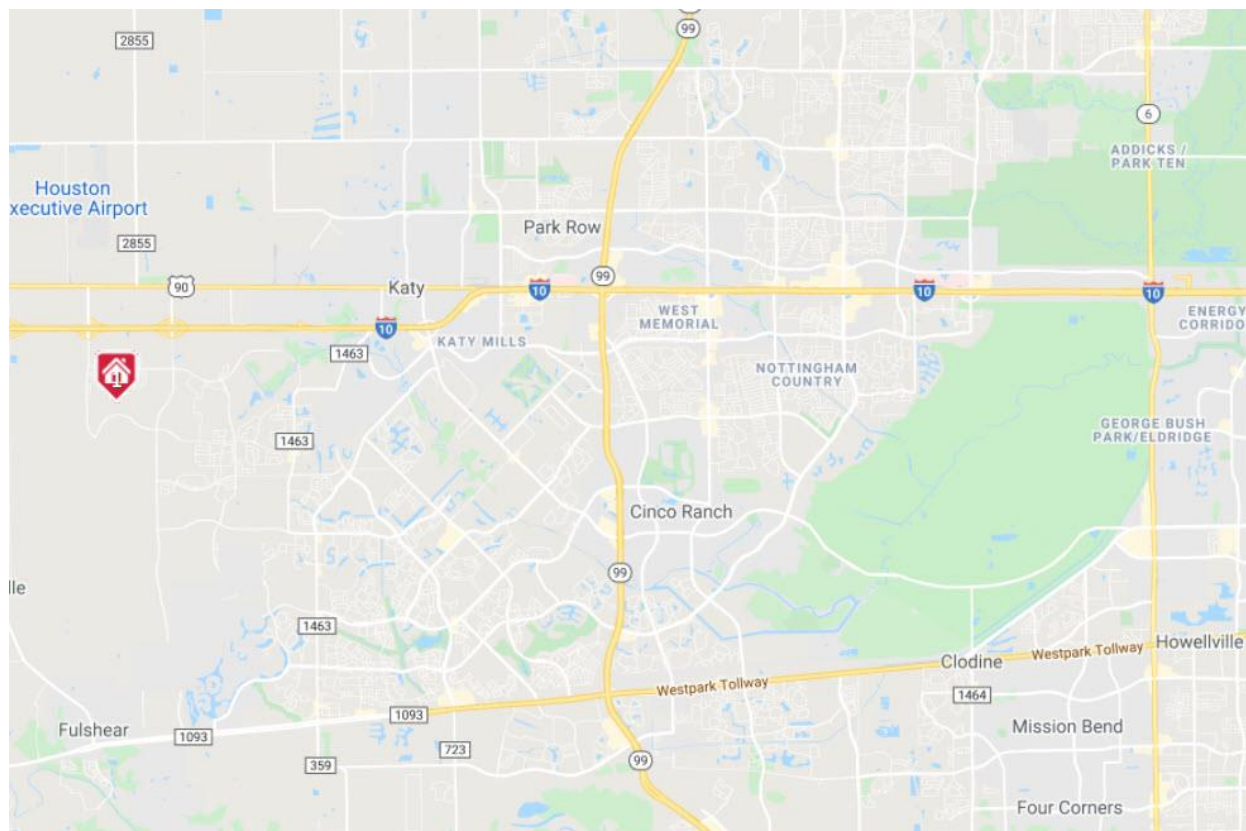
- Affordable prices
- Neighborhood amenities
- New construction homes available
- Energy-efficient homes available
- Not in a high-risk flood zone

CONs

- Out-of-the way location
- No nearby shopping
- Higher property taxes
- Foundation fee paid every time a home is sold

Location

Here's the Jordan Ranch map.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Jordan Ranch is located in Flood Zone X (not in a special flood hazard area).

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information.

Home Builders

There are approximately seven builders providing gorgeous, new construction homes for buyers who want something brand new, including:

- Lennar Homes
- David Weekley Homes
- Perry Homes
- Chesmar Homes
- Highland Homes
- Westin Homes
- J Patrick Homes

School Ratings

The following tables shows the schools zoned to Jordan Ranch Katy. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

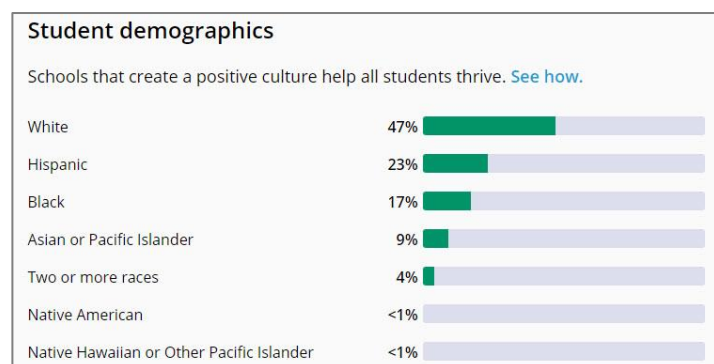
School	Type	Score	Area	Address
Lindsey Elementary	Elem	9	SW-LCISD	2431 Joan Collier Trace, Katy
Roberts Middle School	JH	New	SW-LCISD	3911 Avenue I, Rosenberg
Leaman Jr High	JH	7	SW-LCISD	93403 Charger Way, Fulshear
Fulshear High School	HS	7	SW-LCISD	9302 Charger Way, Fulshear

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.

Demographics

You can view the demographics of the junior high school zoned to this neighborhood, below. This will give you some idea of the demographics of this neighborhood.

Leaman Jr High



Source: Greatschools.org January 2022

Amenities

Jordan Ranch Katy has the following amenities ([see map](#)):

- Club House = 1
- Swimming Pools = 1
- Waterpark = 0
- Splash Pads = 0
- Tennis Courts = Yes
- Parks/playgrounds = Yes
- Sport Leagues (Kid) = No
- Sport Leagues (Adult) = No
- Walking Trails = Yes
- Lakes = Yes
- Golf Course = No
- Community Intranet = No
- Dog parks = 0

Home Owner's Association

The management company for Jordan Ranch is currently Lead Management and their phone number is 281-857-6027. Annual maintenance fees pay for the neighborhoods amenities (pools, parks, etc.) and general upkeep costs \$1050 in 2022.

In addition, when a home is sold there is a Foundation fee of (.25% to 1% of sales price) paid at Closing ([see more](#)).

Utilities

The utilities for Jordan Ranch (which are subject to change) are shown below:

Water, sewer	Fulshear MUD 3a	832-490-1600
Trash	Best Trash	281-313-2378
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036 or 281-778-6250
Cable	XFINITY/Comcast	800-934-6489

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.04-3.27 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

What's Nearby

Jordan Ranch Katy has easy access to Interstate I-10 and is close to:

- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- Exploration Park
- Dewberry Farm
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Things to Do in Katy](#)

Home Values



Marcello Lakes

Price Range: Home prices range from \$319K to \$565K
with **\$388K the median** home price in January 2022.

Description

Marcello Lakes Katy is located on the northwest side of Katy in Harris County. Primarily built since 2017, most of the approximate 300 homes in this neighborhood are traditional in style. On average, these homes are two-story homes with 4 bedrooms, 3 baths, and approximately 2600sf with 2-car garages, and a median lot size of 7150sf.

In Marcello Lakes, every home has a waterfront lot. Water sports and electric powered vehicles are allowed on the lakes. It will also eventually be stocked. Marcello Lakes Katy has a playground, a community swimming pool, and tennis courts.



PROs

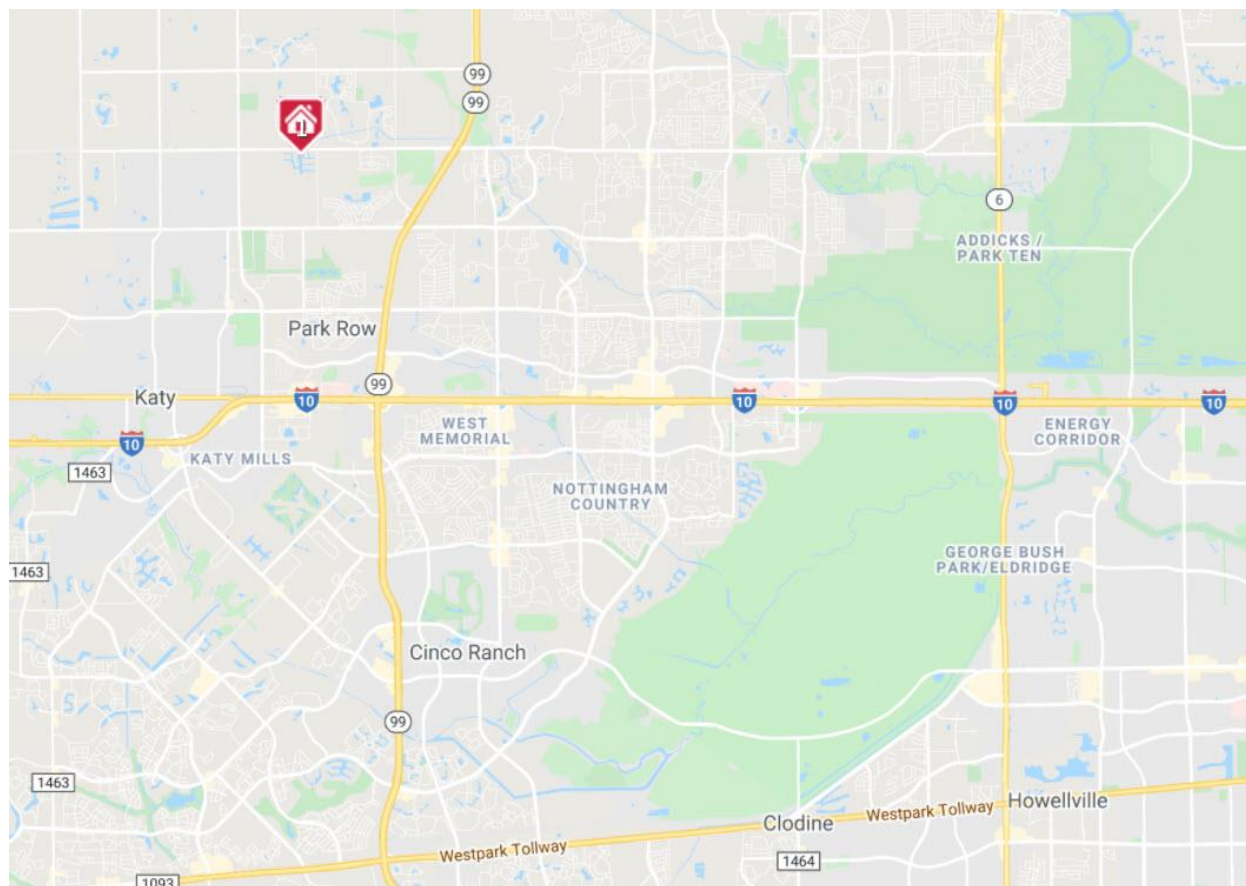
- Affordable prices
- Nearby shopping, restaurants, entertainment
- Waterfront homes available
- Electric powered vehicles allowed on lake
- Not located in a high-risk flood zone

CONs

- Lower performing schools
- Only resale homes available
- Higher property taxes
- Limited neighborhood amenities

Location

Here's the Marcello Lakes map.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Marcello Lakes is located in Flood Zone X (not in a special flood hazard area).

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information.

School Ratings

The following tables shows the schools zoned to Marcello Lakes Katy. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

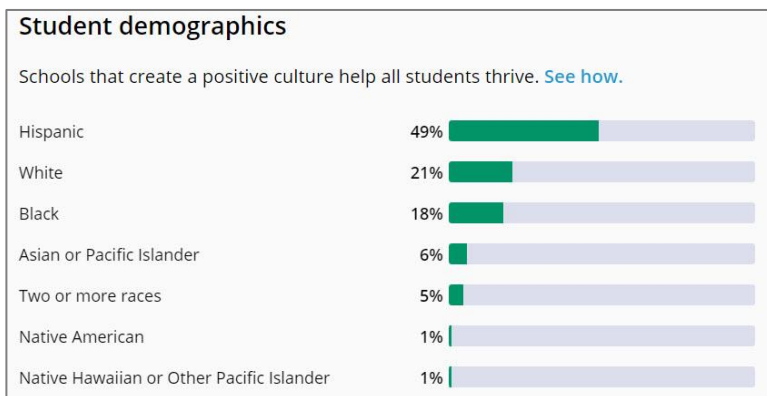
School	Type	Score	Area	Address
Bethke Elementary	Elem	6	NW	4535 E. Ventana Pkwy, Katy
Leonard Elementary	Elem	New	NW	2602 Winchester Ranch Trail, Katy
Stockdick Junior High	JH	6	NE	4777 Peek Rd, Katy
Paetow High School	HS	7	NW	23111 Stockdick School Rd, Katy

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.

Demographics

You can view the demographics of the junior high school zoned to this neighborhood, below. This will give you some idea of the demographics of this neighborhood.

Stockdick Jr High



Source: Greatschools.org January 2022

Amenities

Marcello Lakes Katy has the following amenities:

- Club House = 0
- Swimming Pools = 1
- Waterpark = 0
- Splash Pads = 0
- Tennis Courts = Yes
- Parks/playgrounds = Yes
- Sport Leagues (Kid) = No
- Sport Leagues (Adult) = No
- Walking Trails = No
- Lakes = Yes
- Golf Course = No
- Community Intranet = No
- Dog parks = 0

Home Owner's Association

The management company for Marcello Lakes is currently Sterling ASI and their phone number is 832-678-4500. You can request neighborhood Covenants, Conditions, and Restrictions (CCRs) at <https://sterlingasi.com/hoa-management-company-faq>.

Annual maintenance fees pay for the neighborhoods amenities (pools, parks, etc.) and general upkeep costs between \$1500/yr in 2022.

Utilities

The utilities for Marcello Lakes are shown below:

Water, sewer	Sienv MUD 536	832-490-1900
Trash	Texas Pride	281-342-8178
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036
Cable	Xfinity	800-934-6489

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.59-3.75 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

What's Nearby

Marcello Lakes Katy has easy access to I-10 and is close to:

- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- Exploration Park
- Dewberry Farm
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Fun Things to Do in Katy](#)

Home Values



Polo Ranch

Price Range: Home prices range from \$210K to \$490K
with **\$283K the median** home price in January 2022.

Description

Polo Ranch Katy is located on the southwest side of Katy in Fulshear, TX, Fort Bend County. Primarily built since 2019, most of the approximate 300+ homes (so far) in this neighborhood are traditional in style. On average, these homes are one-story homes with 3 bedrooms, 2 baths, and approximately 1800sf with 2-car garages, and a median lot size of 7000sf. Two-story homes are available.

Polo Ranch Katy features a playground, recreations center, community swimming pool, and walking trails.

PROs

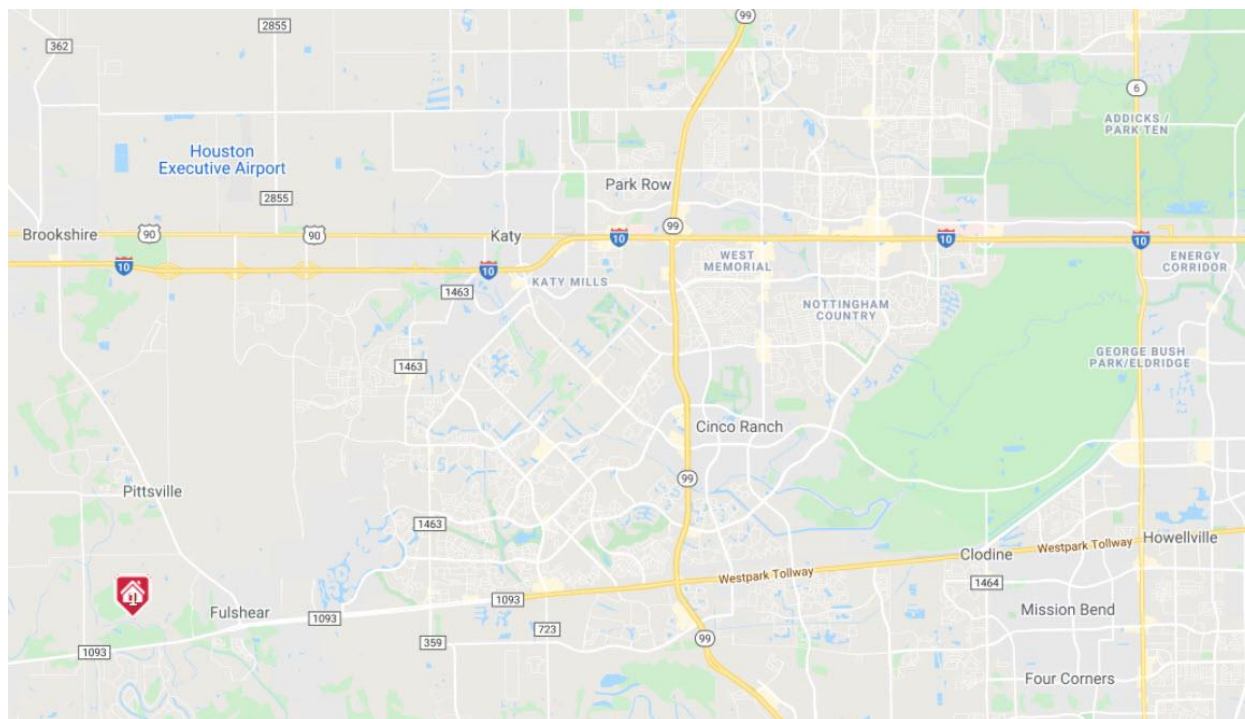
- Affordable prices
- New construction homes available
- Energy-efficient homes available
- Not located in a high-risk flood zone
- Rural-style living

CONs

- Out-of-the way location
- Average schools
- No nearby shopping
- Higher property taxes

Location

Here's the Polo Ranch map.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Polo Ranch is located in Flood Zone X (not in a special flood hazard area).

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information.

Home Builders

This is a Century Communities neighborhood and they are the only builder providing homes.

School Ratings

The following tables shows the schools zoned to Polo Ranch Katy. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

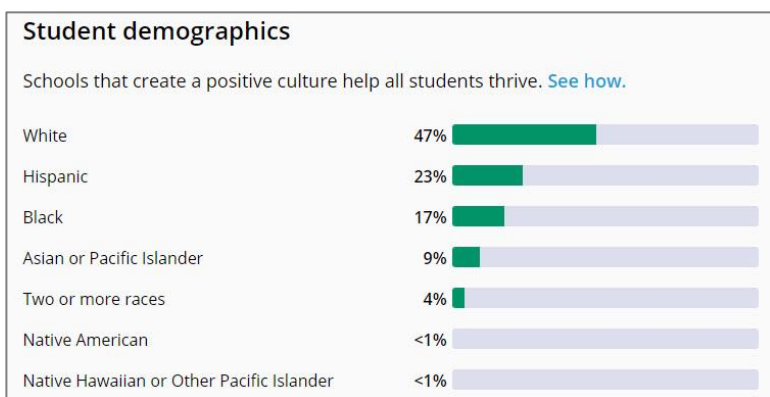
School	Type	Score	Area	Address
Morgan Elementary	Elem	New	SW-LCISD	32720 FM 1093, Fulshear
Huggins Elementary	Elem	6	SW-LCISD	No 1 Huggins Dr, Fulshear
Roberts Middle School	JH	New	SW-LCISD	3911 Avenue I, Rosenberg
Leaman Jr High	JH	7	SW-LCISD	93403 Charger Way, Fulshear
Fulshear High School	HS	7	SW-LCISD	9302 Charger Way, Fulshear

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.

Demographics

You can view the demographics of the junior high school zoned to this neighborhood, below. This will give you some idea of the demographics of this neighborhood.

Leaman Jr High



Source: Greatschools.org January 2022

Amenities

Polo Ranch Katy has the following amenities:

- Club House = 1
- Swimming Pools = 1
- Waterpark = 0
- Splash Pads = 0
- Tennis Courts = No
- Parks/playgrounds = Yes
- Sport Leagues (Kid) = No
- Sport Leagues (Adult) = No
- Walking Trails = Yes
- Lakes = No
- Golf Course = No
- Community Intranet = No
- Dog parks = 0

Home Owner's Association

The management company for Polo Ranch is currently Community Solutions Unlimited and their phone number is 713-429-5440. You can look up neighborhood Covenants, Conditions, and Restrictions (CCRs) at <https://www.csutx.com/our-communities/polo-ranch>.

Annual maintenance fees pay for the neighborhoods amenities (pools, parks, etc.) and general upkeep costs is \$675 in 2022.

Utilities

The utilities for Polo Ranch are shown below:

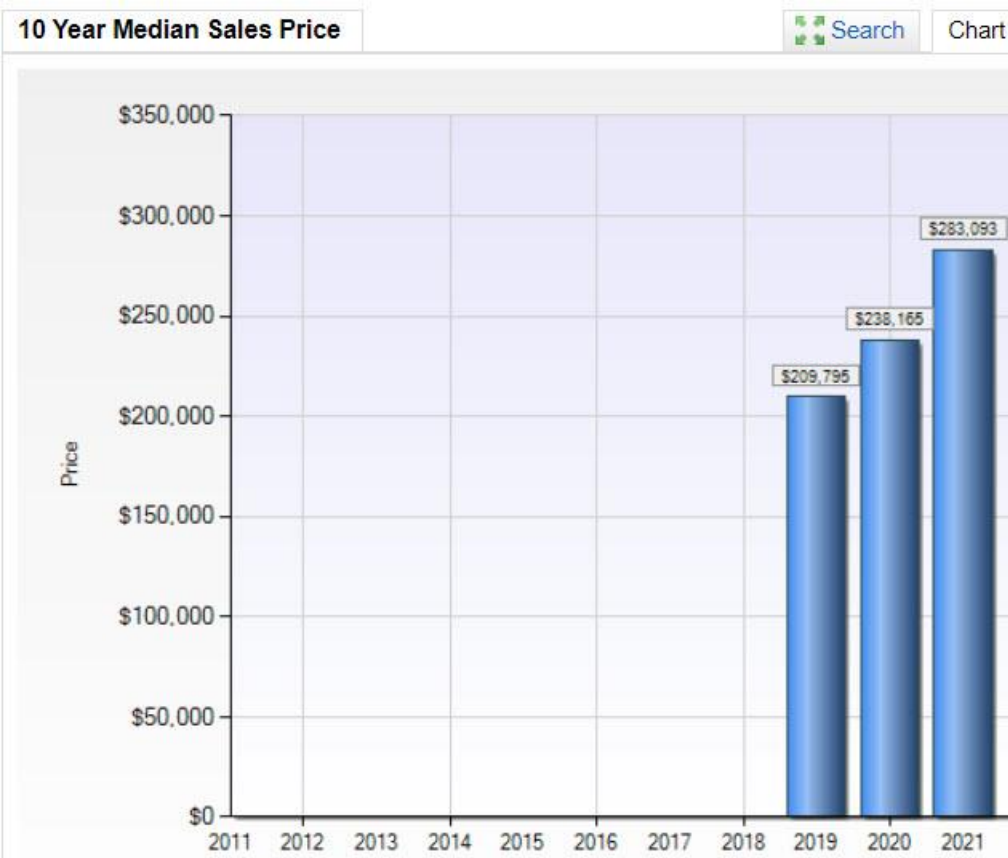
Water, sewer, trash	City of Fulshear	281-346-1796
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.3-3.62 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

Home Values



Tamarron

Price Range: Home prices range from \$223K to \$628K
with **\$329K the median** home price in 2022.

Description

Tamarron Katy is located on the far-west side of Katy in Fort Bend County... close to FM1463.

This is a new neighborhood that just started in 2014 and currently has several hundred homes built with plans to have a total of 4000+ homes (approx.) when completed. On average, these homes are two-story homes with 4 bedrooms, 2+ baths, and approximately 2900sf with 2-car garages.

This newish neighborhood does not have mature trees but it does have a community clubhouse with fitness center, playground, resort-style swimming pool, lap pool, walking trails, and sports fields.



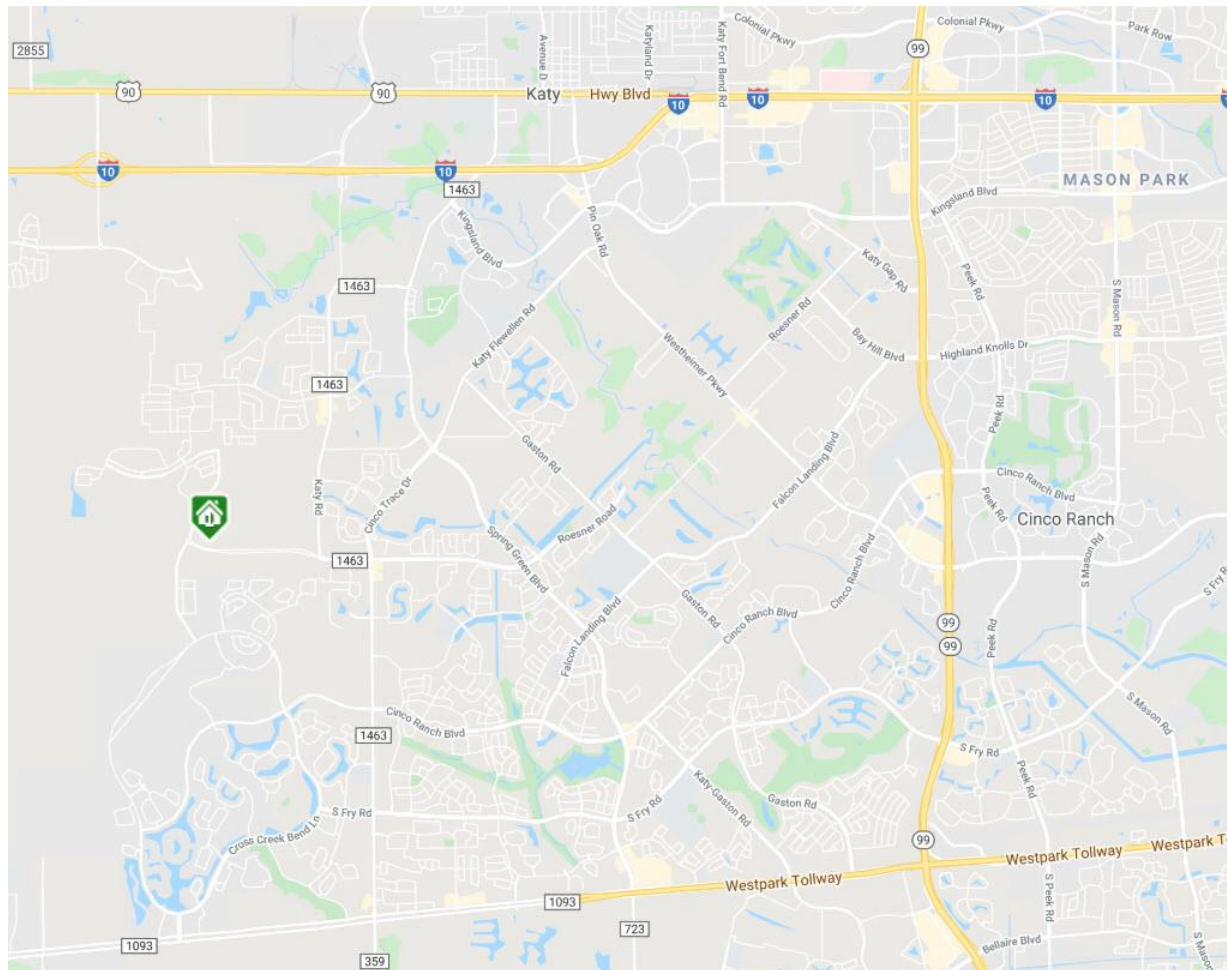
Pros and Cons

Here is a list of the PROs and CONs of Tamarron Katy:

PROs	CONs
Good schools	Out-of-the way location
Affordable prices	Higher property taxes
New construction homes available	No mature trees
Energy-efficient homes available	High HOA fees
Not in a high-risk flood zone	
Fun swimming pool, waterpark, splash pad	
Dog park	

Location

Here's a map of Tamarron Katy.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Located in Flood Zone X (not in a special flood hazard area).

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information and download the report.

What's Nearby

Tamarron Katy is close to:

- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- Exploration Park
- Dewberry Farm
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Things to Do in Katy](#)

School Ratings

The following tables shows the schools zoned to Tamarron Katy. The **Score** refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

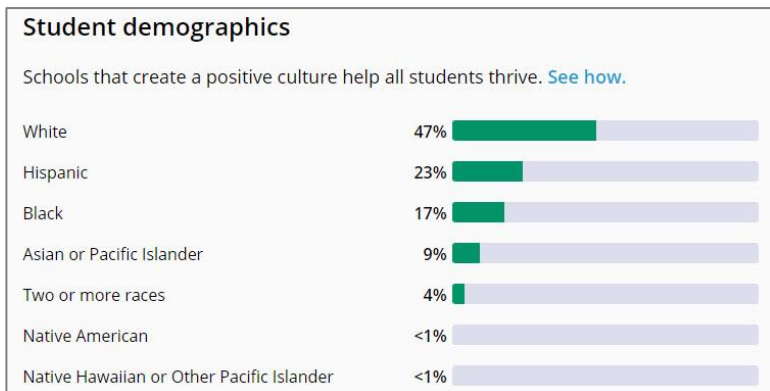
School	Type	Score	Area	Address
Campbell Elementary	Elem	8	SW	3701 Cross Creek Bend Ln, Fulshear
Lindsey Elementary	Elem	7	LCISD	2431 Joan Collier Trace, Katy
Tamarron Elementary	Elem	New	LCISD	29616 Rileys Ridge, Katy, TX 77494
Leaman Jr High	JH	9	LCISD	93403 Charger Way, Fulshear
Fulshear High School	HS	7	LCISD	9302 Charger Way, Fulshear

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> or <http://www.lcisd.org/about/school-zone-map> to see up-to-date school zones.

Demographics

You can view the demographics of the junior high school zoned to this neighborhood. This will give you some idea of the demographics of this neighborhood.

Leaman Jr High



Source: GreatSchools.org

Amenities

Tamarron Katy has the following amenities:

- Club House = Yes
- Swimming Pools = 1
- Waterpark = Yes
- Splash Pads = Yes
- Tennis Courts = No
- Parks/playgrounds = Yes
- Walking Trails = Yes
- Lakes = Yes
- Golf Course = No
- Dog park = Yes



Home Owner's Association

The annual HOA fee, which pays for the amenities, is approximately \$1250. Go to the [Tamarron Katy HOA website](#) for helpful phone numbers, community documents, and utility information or call 281-870-0585.

Utilities

The utilities for Tamarron are shown below:

Water, sewer	Fort Bend MUD 151	281-579-4500
Trash	Best Trash	281 313-2378
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036

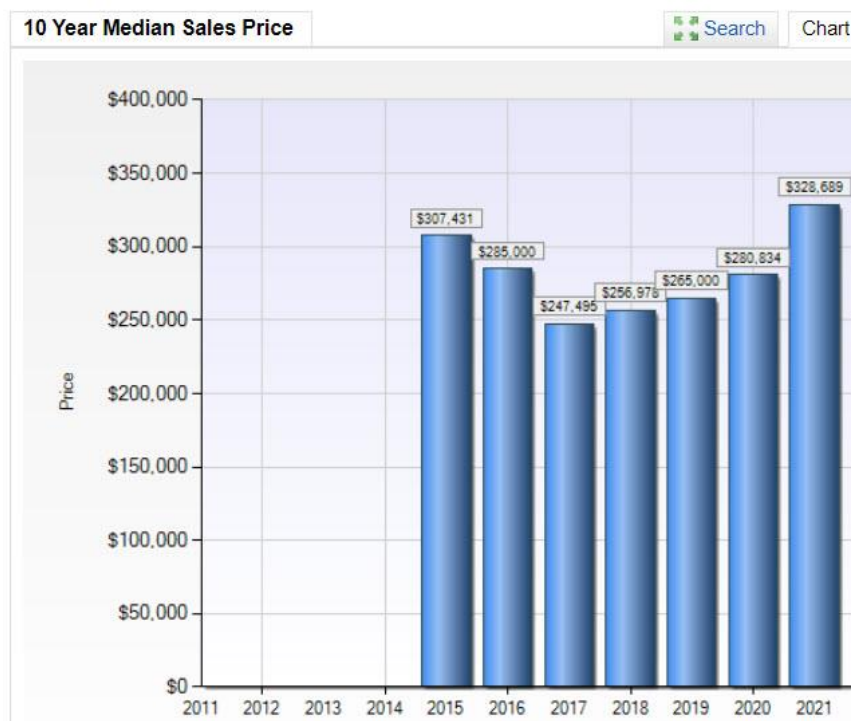
See more>> [Important Phone Numbers](#)

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.08-3.57 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

Home Values



Young Ranch

Price Range: Home prices range from \$285K to \$591K
with **\$430K the median** home price in January 2022.

Description

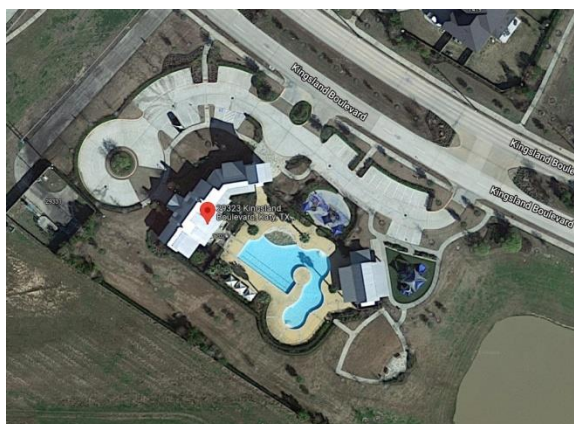
Young Ranch Katy is located on the southwest side of Katy in Fort Bend or Waller County... close to the I-10 Interstate.

Primarily built since 2016, most of the approximate 600+ homes in this neighborhood are traditional in style. On average, these homes are two-story homes with 4 bedrooms, 3.5 baths, and approximately 2942sf with 2-car garages, and a median lot size of 8600sf.

“Drive into Young Ranch and discover a stunning, waterfall monument that welcomes you home. This new resort-style community in the City of Katy offers so much to making living fun easy:

- A state-of-the-art recreation center with outdoor kitchen, meeting room, and fitness area
- Multi-function swimming pool including lap lanes, a zero-entry beach area and traditional play space
- Splash pad and playground
- Sparkling amenity lakes and walking paths throughout the community”

— Source: <http://youngranchtx.com/amenities>



PROs

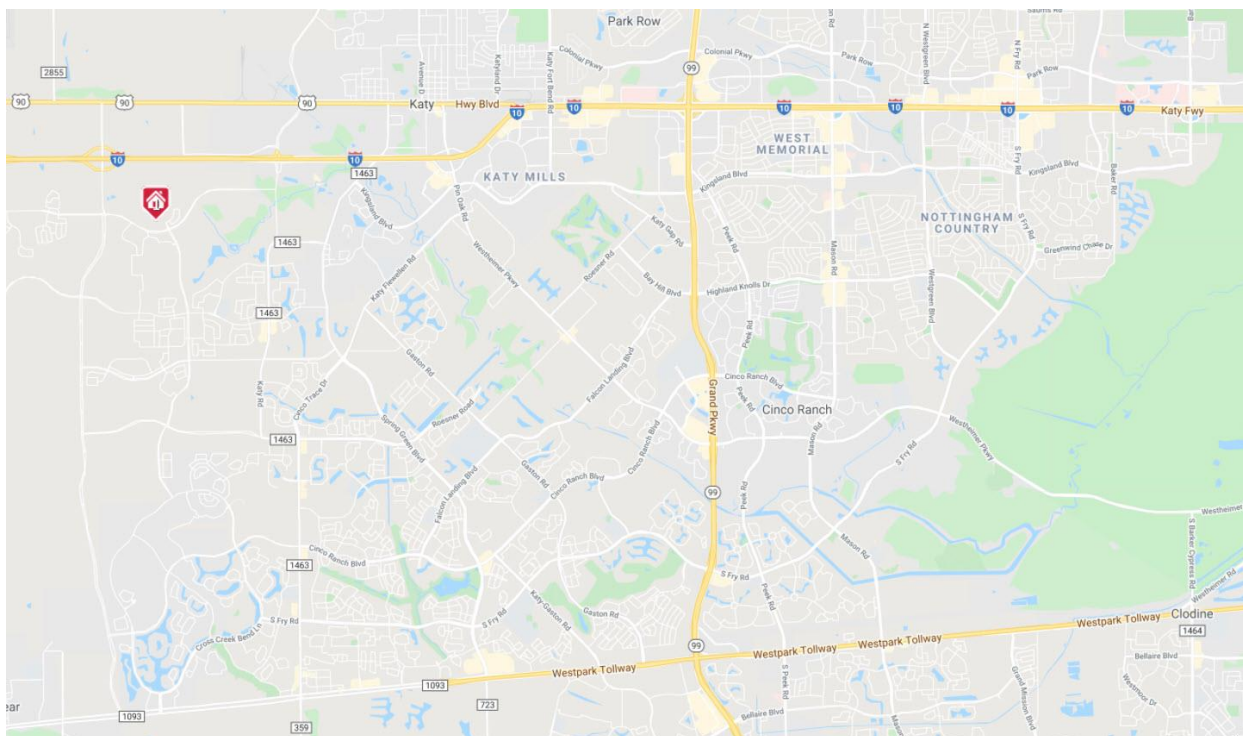
- Affordable prices
- New construction homes available
- Energy-efficient homes available
- Not in a high-risk flood zone (mostly)

CONs

- Out-of-the way location
- Average schools
- Neighborhood split into two school districts and counties
- No nearby shopping
- Higher property taxes

Location

Here's the Young Ranch map.



Commute Times

The best way to estimate your commute time is to use Google Maps at the time you commute. Simply enter your work address and the address of the house you are interested in, and Google Maps will estimate your commute time. This time is based on the actual time you perform the search, so use it during your expected commute times.

[Click here to estimate your commute time](#)

Flood Zone

Young Ranch is located mostly located in Flood Zone X (not in a special flood hazard area) but a few homes may be in a 500-year floodplain.

For more information about flood risk in Katy, see my [Katy Flood Zones](#) information.

Home Builders

There are approximately three builders providing gorgeous, new construction homes for buyers who want something brand new, including:

- Beazer Homes
- Lennar Homes
- M/I Homes

School Ratings

The following tables shows the schools zoned to Young Ranch Katy, depending on which part of the neighborhood your home is located. The Score refers to GreatSchools.com ratings which give an overview of a school's test results based on a comparison of test results for all schools in the state. For the Score, the higher the number, the higher (better) the school's test performance.

School	Type	Score	Area	Address
Bryant Elementary	Elem	8	NW	29801 Kingsland Blvd, Katy
Woodcreek Jr High	JH	9	W	1801 Woodcreek Bend, Katy
Katy High	HS	6	N	6331 Highway Blvd, Katy

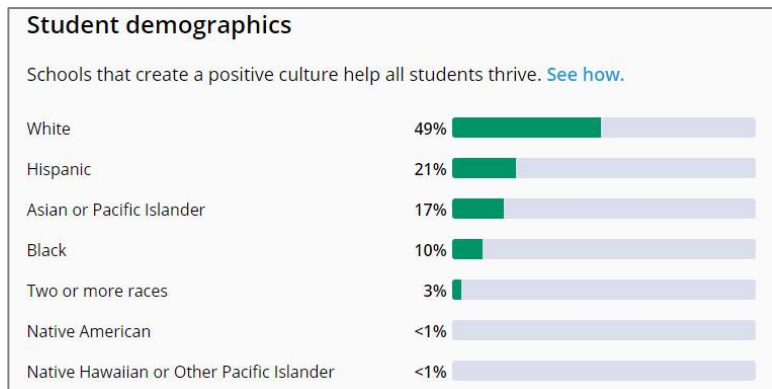
School	Type	Score	Area	Address
Lindsey Elementary	Elem	9	SW-LCISD	2431 Joan Collier Trace, Katy
Roberts Middle School	JH	New	SW-LCISD	3911 Avenue I, Rosenberg
Leaman Jr High	JH	7	SW-LCISD	93403 Charger Way, Fulshear
Fulshear High School	HS	7	SW-LCISD	9302 Charger Way, Fulshear

NOTE: These scores are as of January 2022 and may change in the future. Click the school link to get more info on that school. Schools zones may change, so go to <https://gis.katyisd.org/viewer/> to see up-to-date school zones.

Demographics

You can view the demographics of the junior high school zoned to this neighborhood, below. This will give you some idea of the demographics of this neighborhood.

Woodcreek Jr High



Source: Greatschools.org January 2022

Amenities

Young Ranch Katy has the following amenities:

- Club House = 1
- Swimming Pools = 1
- Waterpark = 0
- Splash Pads = 1
- Tennis Courts = No
- Parks/playgrounds = Yes
- Sport Leagues (Kid) = No
- Sport Leagues (Adult) = No
- Walking Trails = Yes
- Lakes = 1
- Golf Course = No
- Community Intranet = No
- Dog parks = 0

Home Owner's Association

The management company for Young Ranch is currently First Service Residential and their phone number is 713-332-4771.

Annual maintenance fees pay for the neighborhoods amenities (pools, parks, etc.) and general upkeep costs is \$1090/yr in 2022.

Utilities

The utilities for Young Ranch are shown below:

Water, sewer	City of Katy	281-391-4800
Trash	City of Katy	281-391-4800
Electric	De-regulated	www.powertochoose.org
Gas	Centerpoint	800-752-8036
Cable	AT&T	800-288-2020

Property Taxes

Property taxes in this neighborhood may vary slightly, but are approximately 3.0-3.46 as of January 2022.

To see detailed tax info on Katy subdivisions, read my [Katy Property Taxes](#) page.

What's Nearby

Young Ranch Katy has easy access to I-10 and is close to:

- Katy Mills Outlet Mall
- Typhoon Texas Waterpark
- Live music and dancing at: Baker St Pub, Mo's Place, Katy Vibes, and Wildcatters
- Momentum Indoor Climbing
- Exploration Park
- Dewberry Farm
- No Label Brewing
- Time Square Entertainment
- Soon-to-be-built Katy Boardwalk District

>> See [Things to Do in Katy](#)

Home Values



Why Not Hire a Five-Star REALTOR?

Sheila Cox

Welcome! I hope you enjoy this guide. I personally wrote every word and took all of the photos and videos myself. **Katy isn't just my business... it's where I live!**

I AM THE LOCAL NEIGHBORHOOD EXPERT AND I'VE GOT YOUR BACK

I am an award-winning, Five-Star Katy real estate agent who has lived in the Katy and Sugar Land area for 20+ years. I have received the Five-Star Real Estate Agent award every year since 2010 because of my client satisfaction ratings. **Less than 1 percent of all the agents in the Houston-metro area receive this honor this many years in a row!**

You will find me to be the professional, enthusiastic, service-oriented Realtor that you have always wanted... serving you before, during, and after the sale. I take my Fiduciary Duty very seriously and I will fight to get you the best deal possible, make sure your goals are achieved, and protect your interests to the best of my ability.

Not only that, I provide the most extensive information available from a Realtor (view a sample house report) so that you can make the wisest real estate decisions. No other Realtor in the area will provide you with the amount of research and information that I will provide!

About Sheila Cox

- Winner of Five-Star Real Estate Agent since 2010 and featured in "Texas Monthly" magazine.
- Five-star rating with HAR (based on client satisfaction).
- EcoBroker certified real estate agent.
- Sugar Land relocation expert.
- Business Degree (B.B.A.) with Major in Marketing.



KELLERWILLIAMS.

Keller Williams Southwest
1650 Hwy. 6 #350, Sugar Land TX 77478

[TREC Disclosure](#)
[Consumer Protection Notice](#)



When You Are Ready to Tour Homes

When you are ready to tour some homes, then call/text me at **832-779-2890** so we can get you on the calendar and discuss exactly what will be the perfect home for you. As a Katy real estate agent (an expert!) I can narrow your focus and help you find the perfect neighborhood.

Or you can send me your perfect home criteria by [filling out the form on my website here](#).

Once I set up your custom search, then you will start getting home listings via email and you can mark them with Hearts to mark your favorites. A couple of days before our scheduled tour, I make appointments for your Favorite homes and print out the maps, home data, etc. for our tour. On the day of our tour we will meet at my office and then drive the area together so I can tell you about the area and point out various features while also touring homes. This is a great way to find your perfect home!



Sheila Cox, REALTOR
HAR Client
Experience Rating
4.99/5.0 ★★★★★

What I Will Do For You

Candid Advice—I promise to give you candid advice on all homes and areas so you can make the best decisions. I won't ignore potential defects that can effect your home value or enjoyment. ([Read client testimonials](#))

Local Area Expertise—This isn't just my business...it's where I work and live. I will help you find the best location for your home purchase. ([Download my 280+ Katy guide](#))

Great Data—I have a proprietary House Report ([see sample](#)) to make sure that you get all the data and information you need to make a great home purchase. (Also see [Pricing a Home Correctly](#))

Best Home Searches—Yes, you can search on your own, but no other home search available can filter down to the school level...and filter out the subdivisions that may be known to flood. ([Request a Custom Search](#))

Easier Process—Moving your family (and possibly changing jobs) is stressful enough! I'm your real estate project manager and will guide you, step-by-step, through the process so you never miss an important deadline. ([see helpful videos on my YouTube channel](#))

Video Walkthroughs—If you or your spouse lives out of the state or country, then you will enjoy my detailed video walkthroughs. I have sold multiple homes to out-of-area clients "sight unseen" by providing High Definition video walkthroughs of potential homes. My videos show front and back yards, closets, pantries, laundry rooms, and garage... as well as the entire home. ([Sample](#))

Network of Experts—My network of experts can make your transition to the area as smooth as possible. Need a painter, electrician, mover, insurance company, etc.? [I can help](#).

[Email Me](#) or Call/Text 832-779-2890



Overall Client Experience Rating

4.99



4.99 / 5.00

Based on 49 Completed Surveys

Competency



5.00/5.0

Market Knowledge



4.96/5.0

Communication



5.00/5.0

My Experience



5.00/5.0

Competency

Explained the process clearly, ensured paperwork was correct, used technology efficiently, negotiated effectively, exhibited attention to detail, represented and protected my interests

Market Knowledge

Exhibited knowledge of the real estate market, the neighborhood and community

Communication

Updated me regularly, responded in a timely manner, communicated with me in the way I wanted

My Experience

Understood my needs, gave me personal attention, made me feel valued as a client, was on time and prompt. I would recommend this REALTOR® to a friend or colleague.

2022
FIVE STAR
REAL ESTATE AGENT

Sheila Cox

2011 • 2012 • 2013 • 2014 • 2015 • 2016
2017 • 2018 • 2019 • 2020 • 2021 • 2022



Sheila Cox

Wins 2022 Five Star
Real Estate Agent Award!

12 YEAR WINNER

