



“On the Square”

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Comfort in Cinco Ranch

Welcome to a charming one-story traditional home located in the highly sought-after subdivision of Cinco Ranch, in The Landing neighborhood. Offering approximately 2,363 square feet of thoughtfully designed living space, this home combines comfortable everyday living with plenty of room to entertain. A tiled entry with a leaded-glass front door opens to an inviting interior featuring 10-foot ceilings, crown molding, and updated flooring completed in spring 2024. The private study with French doors and built-in shelving provides a dedicated space for work or relaxation, and has been used as a bedroom. The formal dining room is ready for gatherings and special occasions, and at the heart of the home, the island kitchen features generous workspace, a built-in desk, stainless refrigerator and adjoining breakfast area- complimented by recessed lighting and pendant fixtures updated in summer 2023. The kitchen flows seamlessly into the spacious living room, where a distinctive curved wall of windows fills the space with natural light and built-in shelving adds character and function. The primary suite offers a private retreat with an updated bath featuring granite, tile flooring, updated fixtures, and a glass-enclosed shower. An additional bedroom provides comfortable accommodations for family or guests. A utility room with included washer and dryer add convenience and thoughtful improvements continue throughout the property, including an updated roof completed in fall 2024 and an A/C unit installed in summer 2025. Outdoors, patio lighting and a ceiling fan added in summer 2023 create a comfortable setting for relaxing or entertaining, while a new fence installed in summer 2026 adds another recent improvement to the property. Set on a 7,619-square-foot lot with an attached two-car garage, this well-established Cinco Ranch home enjoys a desirable location near the golf course, Beach Club, and the many amenities that make this master-planned community so sought after.

Address		Bedrooms		Baths	Town	Sales Price
22703 Blue Canyon Dr.		2		2	Katy, TX	\$499,000.00
Property Type	Single Family Residential	Carpet	Y	Room Sizes	1 st Floor	
Ext. Construction	Brick	Drapes	N	Living Room	18 x 18	
Lot Size	7,619 SQFT per ACAD	Blinds	Y	Kitchen	16 x 12	
School District	30-Katy	Fireplace	Y	Dining Room	16 x 12	
Est. Taxes	TBD	Dishwasher	Y	Office/Study	15 x 12	
Year Built	1999	Disposal	Y	Primary Bed	18 x 11	
Sq. Footage in L/A	2,363 SQFT per ACAD	Microwave	Y	Primary Bath	9 x 10	
Foundation	Slab	Refrigerator	Y	Bedroom 2	16 x 15	
Type Floors	Carpet/Tile/Laminate	Storm Door(s)	N			
Type Roof	Composition	Double Pane Win.	N	Bath 2	13 x 6	
Type Walls	Sheetrock	Screens	Y	Utility Room	6 x 7	
Type A/C	Central Electric	Fenced	N	TAX ID	2269-10-001-0010-914	
Type Heat	Central Gas	Public Sewer	Y	Misc. Information: HOA amenities include common areas, lawn care and recreational facilities as noted in Cinco Ranch HOA.		
Carport/Garage	Yes	Septic Tank	N			
Patio/Deck	Yes	Public Water	Y			
Porch(s)	Yes	Water Well	N			
HOA Amenities	Yes	Gas	Y	Directions: West on I-10, exit Mason, & left at the light. Travel down S. Mason, right on Cinco Ranch Blvd, right on Mason Springs, left on Blue Canyon, & home is on left.		
Restrictions	Deed Restrictions	Paved Road	Y			
		Washer/Dryer	Y			
*Specification accuracy is not guaranteed but approximated to the best of our knowledge.						



22703 Blue Canyon Dr. Katy, TX 77450 \$499,000.00

