



\$925,000.00

**11003 ANCHOR WAY, MAGNOLIA, TX 77354, USA**

<https://test.houston-re.com>



Enjoy refined country living at its best in this gorgeous custom-built Lyons home in Lake Windcrest. Nestled underneath mature tree canopies on a 2-acre lot, this home is found at the end of a quiet cul-de-sac street. Custom features throughout include high ceilings, extensive millwork and built-in storage, a butler's pantry with glass-front cabinets, lighted [...]

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## Rooms & Units Description



**Property title:** 11003 Anchor Magnolia Texas 77354

**Room Count:** 16

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Guest Suite,Home Office/Study,Utility Room in House

**Beds Max:** 5

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Original List Price:** 925000.00

**Key Map:** 214K

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## Property Details

**Parcel Number:** 6791-00-21300

**Lot Description:** Cul-De-Sac,In Golf Course Community,Wooded

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Builder Name:** Lyons Custom

**Price Sq Ft List:** 211.09

**Acres:** 2

**Acres Description:** 1 Up to 2 Acres

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck,Outdoor Kitchen,Porch,Sprinkler System,Storage Shed	<b>Interior:</b> 2 Staircases,Alarm System - Leased,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener,Double-Wide Driveway,Single-Wide Driveway	<b>Garage Desc:</b> Attached Garage,Oversized Garage,Tandem
<b>No Of Garage Cap:</b> 3	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Insulated/Low-E windows	<b>Kitchen Desc:</b> Breakfast Bar,Butler Pantry,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting
<b>Oven Type:</b> Double Oven,Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Water,Septic Tank	<b>Countertops:</b> Quartz
<b>Microwave:</b> 1	<b>Golf Course:</b> Lake Windcrest Golf Club
<b>Siding:</b> Brick,Cement Board,Stone	

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## Fees & Taxes

<b>Tax Rate:</b> 1.7646	<b>Tax Amount:</b> 10271
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Grounds,Recreational Facilities
<b>Other Mandatory Fee:</b> transfer fee	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 300	

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

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## Location Details



**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:** BEAR BRANCH ELEMENTARY SCHOOL (MAGNOLIA)

**School High:** MAGNOLIA HIGH SCHOOL

**Geo Market Area:** Magnolia/1488 East

**Zip:** 77354

**County Or Parish:** Montgomery

**Directions:** From FM 1488, turn left at light on Lake Windcrest Blvd, left on Lake Windcrest Drive. Take right turn onto Edgewater Dr, then right onto Anchor Way. The home is at the end of the culdesac on the left.

**School Middle:** BEAR BRANCH JUNIOR HIGH SCHOOL

**Subdivision:** Lake Windcrest

**State:** Texas

**City:** Magnolia

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections,Gas Dryer Connections,Washer Connections

**Disposal:** 1

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

**Legal Subdivision:** LAKE WINDCREST

**Realist Block:** Deed Restrictions

**Disclosures:** Exclusions,Other Disclosures,Sellers Disclosure

**Exclusions:** See Exclusion List

**Finance Available:** Cash Sale,Conventional

**Legal:** S679100 - LAKE WINDCREST 01, BLOCK 4, LOT 89

**DOM:** 4

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## Courtesy of

**List Office Name:** Keller Williams Woodlands

