



**\$369,900.00**

**1196 WANDERING BROOK ST, MAGNOLIA, TX  
77354, USA**

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



PERRY HOMES NEW CONSTRUCTION! Entry with 11-foot rotunda ceiling leads to open kitchen, dining area and family room. Kitchen features corner walk-in pantry and generous island with built-in seating space. Primary suite includes double-door entry to primary bath with dual vanities, separate glass-enclosed shower and large walk-in closet. Home office with French doors set at [...]

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## **Rooms & Units Description**



**Property title:** 1305 Wicklow Forest Magnolia Texas 77354

**Room Description:** Family Room,Home Office/Study,Living Area - 1st Floor,Living/Dining Combo

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower

**HOA Mandatory:** 1

**Original List Price:** 361900.00

**Room Count:** 6

**Bed Room Description:** All Bedrooms Down,Walk-In Closet

**Photo Count:** 13

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

## Property Details

**Parcel Number:** 4570-04-06500

**Lot Dimention:** 43x139

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

**Price Sq Ft List:** 212.22

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Lot Description:** Cul-De-Sac,Subdivision Lot

**Style:** Traditional

**Builder Name:** PERRY HOMES

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Interior:** Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Energy:** Ceiling Fans,Digital Program Thermostat

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick



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# Fees & Taxes

Tax Rate: 3.12

Tax Year: 2023

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# Basics

Baths Full: 2

Year Built Src: Builder

Price Change Timestamp: 2023-08-08T08:43:31.157

Completion Date: 2023-11-01

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# Location Details

Area: 15

County Or Parish: Montgomery

School District: 36 - Magnolia

Directions: From FM 1488, head east towards FM 1774. Turn left at Magnolia Boulevard. Continue onto FM 1774. Turn right onto Escondido Pradoo Crossing and continue straight. Turn left on Oasis Springs Court then turn right on Wandering Brook Street. The Sales Center will be on the right at 1186 Wandering Brook Street.

School Elementary: WILLIE E. WILLIAMS ELEMENTARY SCHOOL

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

School High: MAGNOLIA WEST HIGH SCHOOL

Subdivision: Escondido

Geo Market Area: Magnolia/1488 West

State: Texas

Zip: 77354

City: Magnolia

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# Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Disposal: 1

Legal: S457004 - Escondido 04, BLOCK 3, Lot 10

DOM: 34



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# Courtesy of

**List Office Name:** Perry Homes Realty, LLC

