



**\$502,990.00**

## **1311 IVORY FT, MAGNOLIA, TX 77354, USA**

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



This 1-story home boasts everything you have been searching for and more. The foyer features coffered ceilings and opens into an open-concept design in the kitchen, family room, and dining room which is ideal for entertaining family and friends. The gourmet chef's kitchen is equipped with an oversized island, an abundance of countertop space, and [...]

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### **Rooms & Units Description**



**Property title:** 1311 Ivory Fort Magnolia Texas 77354

**Room Description:** Family Room,Guest Suite,Library,Utility Room in House

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

**Photo Count:** 13

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

**Green Certification:** Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

**Room Count:** 9

**Beds Max:** 4

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

**HOA Mandatory:** 1

**Original List Price:** 502223.00

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## Property Details

**Parcel Number:** 4570-03-00500

**Style:** Traditional

**Builder Name:** Coventry Homes

**Acres Description:** 1/4 Up to 1/2 Acre

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 190.60

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Tile,Vinyl

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## Property Features



<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck,Fully Fenced,Sprinkler System	<b>Interior:</b> Alarm System - Owned,Fire/Smoke Alarm,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage,Tandem
<b>No Of Garage Cap:</b> 3	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated/Low-E windows,Other Energy Features,Radiant Attic Barrier
<b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry	<b>Oven Type:</b> Single Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Public Sewer,Water District
<b>Countertops:</b> Granite	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Cement Board,Synthetic Stucco	

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## Fees & Taxes

<b>Tax Rate:</b> 3.11	<b>Tax Year:</b> 2023
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## Basics

<b>Baths Full:</b> 3	<b>Year Built Src:</b> Builder
<b>Price Change Timestamp:</b> 2023-08-23T09:57:01.040	<b>Completion Date:</b> 2023-12-31

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## Location Details



**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:** WILLIE E. WILLIAMS ELEMENTARY SCHOOL

**School High:** MAGNOLIA WEST HIGH SCHOOL

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

**Zip:** 77354

**County Or Parish:** Montgomery

**Directions:** From Beltway 8 heading North; West on FM 1774; Right on Escondido Crossing; Right on Knoll Kingdom; Right on Ivory Fort; Home will be located on the right

**School Middle:** MAGNOLIA JUNIOR HIGH SCHOOL

**Subdivision:** Escondido

**State:** Texas

**City:** Magnolia

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 29

**Realist Block:** Deed Restrictions

**Disclosures:** HOA First Right of Refusal,Mud,Sellers Disclosure

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** Lot 5 Block 1

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## Courtesy of

**List Office Name:** DFH Realty Texas, LLC

