



**15309 BARNACLE GOOSE CT, MAGNOLIA, TX  
77354, USA**

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

PLEASE SEE SAMPLE 3D VIRTUAL TOUR! Welcome home to the beautiful Kempton Floor Plan with 4 Bedrooms, 2 1/2 Baths, and 2 Car Garage. This floor plan boasts a SPACIOUS OPEN CONCEPT FLOOR PLAN with the Family Room, Kitchen, Breakfast Room, Formal Dining Room, Half Bath, and the Primary Bedroom downstairs. Upstairs you will find [...]

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## Rooms & Units Description



**Property title:** 15309 Barnacle Goose Magnolia Texas 77354

**Room Description:** Family Room,Formal Dining,Kitchen/Dining Combo,Utility Room in House

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

**Photo Count:** 25

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Room Count:** 9

**Beds Max:** 4

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

**HOA Mandatory:** 1

**Original List Price:** 426258.00

Property Details

**Parcel Number:** 2212-05-01300

**Style:** Other Style

**Builder Name:** Anglia Homes

**Acres:** 0.105326

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Tile

**Utility District:** 1

**Lot Description:** Cleared,Greenbelt,Subdivision Lot

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

**Price Sq Ft List:** 199.19

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

Property Features



|                                                                                       |                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Exterior:</b> Back Green Space,Back Yard Fenced                                    | <b>Interior:</b> Fire/Smoke Alarm                                                                                                                                                                                             |
| <b>Roof:</b> Composition                                                              | <b>Foundation:</b> Slab                                                                                                                                                                                                       |
| <b>Garage Carport:</b> Double-Wide Driveway                                           | <b>Garage Desc:</b> Attached Garage                                                                                                                                                                                           |
| <b>No Of Garage Cap:</b> 2                                                            | <b>Heat System:</b> Central Gas                                                                                                                                                                                               |
| <b>Cool System:</b> Central Gas                                                       | <b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose,Radiant Attic Barrier,Tankless/On-Demand H2O Heater |
| <b>Kitchen Desc:</b> Breakfast Bar,Kitchen open to Family Room,Under Cabinet Lighting | <b>Oven Type:</b> Gas Oven                                                                                                                                                                                                    |
| <b>Dishwasher:</b> 1                                                                  | <b>Water Sewer:</b> Public Sewer,Public Water,Water District                                                                                                                                                                  |
| <b>Countertops:</b> Granite                                                           | <b>Microwave:</b> 1                                                                                                                                                                                                           |
| <b>Siding:</b> Brick,Cement Board                                                     |                                                                                                                                                                                                                               |

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## Fees & Taxes

|                         |                                                               |
|-------------------------|---------------------------------------------------------------|
| <b>Tax Rate:</b> 3.2146 | <b>Other Mandatory Fee:</b> Transfer Fee & Capitalization Fee |
| <b>Fee Other:</b> 1     | <b>Fee Other Amount:</b> 210/648                              |

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## Basics

|                                |                                    |
|--------------------------------|------------------------------------|
| <b>Baths Full:</b> 2           | <b>Baths Half:</b> 1               |
| <b>Year Built Src:</b> Builder | <b>Completion Date:</b> 2023-12-31 |

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## Location Details



**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:**  
MAGNOLIA PARKWAY  
ELEMENTARY SCHOOL

**School High:** MAGNOLIA HIGH  
SCHOOL

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

**Zip:** 77354

**County Or Parish:** Montgomery

**Directions:** From Houston: Head north on I-45 and take exit 60C to merge onto Sam Houston Tollway west. Continue on the Sam Houston Tollway for five miles to TX-249 N toward Tomball. Continue on TX-249 N for eight miles and turn right onto FM 149 N in Pinehurst. In 4.2 miles, turn left to merge onto FM 1488 W. In one mile, turn left onto Mill Creek Road. Audubon will be on your right. Turn right into the model's cul-de-sac.

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

**Subdivision:** Audubon

**State:** Texas

**City:** Magnolia

Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**Legal Subdivision:** Audubon

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Other Disclosures

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

**Legal:** S221205 - Audubon Creekside North 05,  
BLOCK 1, Lot 13

**DOM:** 2

Courtesy of

**List Office Name:** RE/MAX Universal

