



\$319,990.00

**723 LARKSPUR SHADOW DR, MAGNOLIA, TX
77354, USA**

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



New construction!! Meet the Dogwood! A covered porch greets you at the front door. The entry flows into your open-concept living areas. The oversized kitchen island is perfect for prepping delicious meals and serving guests. Spacious cabinets will satisfy your kitchen storage needs and help you stay organized. If outdoor entertaining is part of your [...]

Rooms & Units Description



Property title: 159 Pine Bend Magnolia Texas 77354

Room Description: Family Room,Gameroom Up,Kitchen/Dining Combo,Utility Room in House

Master Bath Desc: Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Original List Price: 334990.00

Completed Construction Date: 2023-05-30

Room Count: 7

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 36

Additional School: MAGNOLIA INTERMEDIATE SCHOOL

Green Certification: Home Energy Rating/HERS

Vac Rental: Not Allowed

Property Details

Parcel Number: 7122-11-09000

Style: Traditional

Builder Name: M/I Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Ownership: Full Ownership

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 136.63

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Radiant Attic Barrier

Oven Type: Electric Oven

Water Sewer: Public Sewer,Water District

Siding: Brick

Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Fees & Taxes

Tax Rate: 3.1834

Maint Fee Includes: Grounds,Recreational Facilities

Fee Other: 1

Tax Year: 2023

Other Mandatory Fee: Cap Fee

Fee Other Amount: \$250

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-17T15:08:00.433

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: I-45 North to FM-1488 West. Take FM-1488 to Magnolia Ridge Blvd. It is just before FM-1774 on the left hand side. Model is ahead. From SH-249/FM-1774 north,continue until you reach FM-1488. Turn right at FM-1488, turn right at Magnolia Ridge Blvd.

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

Subdivision: Magnolia Ridge

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

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

Legal: Lot 30 Block 5 Magnolia Ridge Section 11

DOM: 162

Realist Block: Deed Restrictions

Disclosures: Mud

Exemptions: Homestead

Range Type: Gas Range

Legal Subdivision: MAGNOLIA RIDGE

Courtesy of

List Office Name: M/I Homes

