



\$375,000.00

**17702 ROLLING HILLS DR, MAGNOLIA, TX
77354, USA**

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



LOCATION...LOCATION Just off FM 1488 within the city limits of Magnolia on Rolling Hills Dr. sits The Little Blue House. It was once a home then a very busy Tea Room. Lots of potential here with the revamping of FM 1488 in this area. Beautiful 1.27 acre lot partially wooded. Contact Agent for additional information.

Rooms & Units Description

Property title: 17702 Rolling Hills Magnolia Texas 77354

Beds Max: 3

Photo Count: 20

Room Count: 6

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor





Property Details

Parcel Number: 4040-01-00301	Lot Description: Cleared,Wooded
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 202.05	Acres: 1.27
Acres Description: 1 Up to 2 Acres	Dwelling Type: Free Standing
Stories: 1	Restrictions: No Restrictions,Zoning, No Restrictions,Zoning



Property Features

Roof: Composition	Foundation: Pier & Beam
Heat System: Window Unit	Cool System: Window Units
Water Sewer: Public Sewer,Public Water	Siding: Unknown



Fees & Taxes

Tax Rate: 2.2638	Tax Amount: 3431
Tax Year: 2021	



Basics

Baths Full: 1	Baths Half: 1
Year Built Src: Appraisal District	Price Change Timestamp: 2022-11-07T12:27:41.283



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 FM 1488 in Prosper Magnolia
take Rolling Hills, blue house on right.

School Middle: MAGNOLIA JUNIOR HIGH
SCHOOL

Subdivision: Dogwood Patches 01

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: No

Realist Block: No Restrictions,Zoning

Disclosures: Other Disclosures

Legal: DOGWOOD PATCHES 01, BLOCK 1, LOT 3-B, MH LABEL #
UNK, ACRES

DOM: 346

Courtesy of

List Office Name: Legacy Texas Properties

