



**18648 BIRCH ORCH CT, MAGNOLIA, TX
77355, USA**

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



Former Model home for Glen Oaks section 3! All the model upgrades available for a limited time in Glen Oaks! Wood Look tile throughout the first floor, 42 inch kitchen cabinets, 3 pantries, fireplace, beautiful architecture, the home that makes you say WOW!

Rooms & Units Description

Property title: 18640 Birch Orchard Magnolia Texas 77355

Photo Count: 50

Additional School: MAGNOLIA INTERMEDIATE SCHOOL

Green Certification: Home Energy Rating/HERS

Room Count: 8

HOA Mandatory: 1

Original List Price: 435000.00

Completed Construction Date:
2020-06-19



Property Details

Parcel Number: 5322-03-09300

Style: Traditional

Builder Name: K Hovnanian Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 161.49

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Interior: Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Attic Vents,Ceiling Fans,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Cellulose,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Oven Type: Gas Oven

Water Sewer: Water District

Microwave: 1

Dishwasher: 1

Countertops: Granite

Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 2.65

Other Mandatory Fee: Cap Fee, Transfer fee

Fee Other Amount: 763

Tax Year: 2022

Fee Other: 1



Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-19T11:11:11.823

Location Details

Area: 15

School District: 36 - Magnolia

School Elementary: NICHOLS
SAWMILL ELEMENTARY SCHOOL

School High: MAGNOLIA WEST
HIGH SCHOOL

Geo Market Area: Magnolia/1488
West

Zip: 77355

County Or Parish: Montgomery

Directions: 249 North to 1488, left on 1488, turn left on 1774, turn right on Nichols Sawmill Rd, go 1.5 miles to Grand Oaks, turn left on Grand Oaks, Follow Grand Oaks to Rippling Shore and turn Right. Model on the corner of Rippling Shore and Cypress Meadow.

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

Subdivision: Glen Oaks

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Range Type: Gas Range

DOM: 60

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash
Sale,Conventional,FHA,Seller to Contribute to Buyer's
Closing Costs,USDA Loan,VA

Legal: Lot 12, Block 4, Section 3

Courtesy of



List Office Name: eXp Realty, LLC

