



**30623 INDIAN OAKS DR, MAGNOLIA, TX  
77355, USA**

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



Make yourself at home in Glen Oaks! This lovely Hoover II home design features 4 bedrooms, 3.5 baths and 2 car garage. Beautiful maple cabinets and quartz countertops in kitchen. Cozy Craftsman mantel fireplace with tile surrounds in great room. Elegant dining room overlooks covered patio. Huge walk-in closet, double sinks, separate tub and shower [...]

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## Rooms & Units Description



**Property title:** 18739 Creek Falls Magnolia Texas 77355

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Utility Room in House

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

**HOA Mandatory:** 1

**Original List Price:** 371266.00

**Vac Rental:** Not Allowed

**Room Count:** 15

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

**Photo Count:** 21

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

**Green Certification:** Home Energy Rating/HERS

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## Property Details

**Parcel Number:** NA

**Style:** Traditional

**Builder Name:** K. Hovnanian 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:** 152.17

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard,Back Yard  
Fenced,Covered Patio/Deck

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Kitchen open to Family  
Room,Pantry

**Dishwasher:** 1

**Countertops:** quartz

**Siding:** Brick,Cement Board,Stone

**Interior:** Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** 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:** Public Water

**Microwave:** 1

**Fees & Taxes**

**Tax Rate:** 2.6546

**Other Mandatory Fee:** cap fee + transfer fee

**Fee Other Amount:** 330 + 350

**Tax Year:** 2023

**Fee Other:** 1

**Basics**

**Baths Full:** 3

**Year Built Src:** Builder

**Completion Date:** 2023-07-31

**Baths Half:** 1

**Price Change Timestamp:** 2023-05-31T15:26:35.050

**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:** Headed north on Highway 249, turn left on Nichols-Sawmill Rd in Magnolia. Turn left on Grand Oaks Blvd. Turn Right on Honey Locust, just past the pool. Model is on Birch Orchard Ct.

**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 Cooktop

**Legal Subdivision:** GLEN OAKS

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** 29/1/5

**DOM:** 193

Courtesy of

**List Office Name:** K. Hovnanian of Houston II, LL

