



## 131 ROGERDALE RIVER DR, MAGNOLIA, TX 77354, USA

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



BRAND NEW CONSTRUCTION by Lennar Homes, Wildflower Collection "Hanover II" Elevation B in Magnolia Ridge! The lovely 1-story 3 bed 2 bath 2 garage Hanover II floor plan features a welcoming front porch and entry foyer, a dedicated study, a spacious kitchen with an adjoining casual dining room with patio access, and a generous open [...]

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### Rooms & Units Description

**Property title:** 213 Augustine Magnolia Texas 77354 **Room Count:** 7

**Master Planned Community:** Magnolia Ridge

**Photo Count:** 6

**HOA Mandatory:** 1

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

**Original List Price:** 324990.00



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## Property Details

<b>Parcel Number:</b> NA	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Builder Name:</b> Lennar Homes	<b>Price Sq Ft List:</b> 141.42
<b>Acres Description:</b> 0 Up To 1/4 Acre	<b>Dwelling Type:</b> Free Standing
<b>New Construction:</b> 1	<b>New Construction Desc:</b> To Be Built/Under Construction
<b>Stories:</b> 1	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions

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## Property Features

<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Water Sewer:</b> Water District	<b>Siding:</b> Brick

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## Fees & Taxes

<b>Tax Rate:</b> 3.3	<b>Tax Year:</b> 2022
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> TBA

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## Basics

<b>Baths Full:</b> 2	<b>Year Built Src:</b> Builder
<b>Price Change Timestamp:</b> 2023-07-14T22:25:01.963	<b>Completion Date:</b> 2023-10-30

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## 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:** 249 N exit 1488 in 1 mile take a left  
into Magnolia Ridge From 45 45 N exit 1488 in 17  
miles take a left into magnolia ridge

**School Middle:** MAGNOLIA JUNIOR HIGH SCHOOL

**Subdivision:** Magnolia Ridge

**State:** Texas

**City:** Magnolia

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**DOM:** 57

**Master Planned Community YN:** 1

**Disclosures:** No Disclosures

**Legal:** SEC 0016 BLK 002 LOT 004

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## Courtesy of

**List Office Name:** LennarVillageBldr-JaredTurner

