



\$354,900.00

22411 RAINFERN DR, MAGNOLIA, TX 77355, USA

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



Beautiful 3 bedroom home sits on over half an acre and boasts an impressive kitchen remodel completed in 2018. The spacious kitchen features custom soft-close cabinets, ample cabinet space, and an oversized island. The living room and kitchen have engineered wood flooring, and the Trane A/C was replaced in 2012, roof replaced 2020. Other upgrades [...]

Rooms & Units Description

**Property title:** 22411 Rainfern Magnolia Texas 77355

**Room Count:** 5

**Bed Room Description:** All Bedrooms Down,Walk-In Closet

**Photo Count:** 19

**HOA Mandatory:** 1

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

**Original List Price:** 354900.00

**Key Map:** 245Q



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## Property Details

<b>Parcel Number:</b> 3415-12-43400	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 245.27	<b>Acres:</b> 0.5303
<b>Acres Description:</b> 1/2 Up to 1 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 1	<b>Floors:</b> Carpet,Engineered Wood,Tile
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions

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## Property Features

<b>Interior:</b> Prewired for Alarm System	<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 Electric
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Wood Burning Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Ceiling Fans	<b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting
<b>Oven Type:</b> Freestanding Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Water,Septic Tank	<b>Countertops:</b> quartz
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Wood

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## Fees & Taxes

<b>Tax Rate:</b> 1.7646	<b>Tax Amount:</b> 4467
<b>Tax Year:</b> 2022	

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## Basics



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## Location Details

<b>Area:</b> 15	<b>County Or Parish:</b> Montgomery
<b>School District:</b> 36 - Magnolia	<b>Directions:</b> Take HWY 249 N to FM 2920, take left on 2920, Turn right onto Roberts Cemetery Rd. Turn right onto Nichols Sawmill Rd, Turn left onto Wintergreen Dr. ,turn left on Rainfern
<b>School Elementary:</b> J.L. LYON ELEMENTARY SCHOOL	<b>School Middle:</b> MAGNOLIA JUNIOR HIGH SCHOOL
<b>School High:</b> MAGNOLIA WEST HIGH SCHOOL	<b>Subdivision:</b> Clear Creek Forest 12
<b>Geo Market Area:</b> Magnolia/1488 West	<b>State:</b> Texas
<b>Zip:</b> 77355	<b>City:</b> Magnolia

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## Miscellaneous

<b>Annual Maint Desc:</b> Mandatory	<b>Realist Block:</b> Deed Restrictions
<b>Connections:</b> Electric Dryer Connections	<b>Disclosures:</b> No Disclosures
<b>Exemptions:</b> Homestead,,,,Senior,	<b>Finance Available:</b> Cash Sale,Conventional,FHA,Other,Texas Veterans Land Board,USDA Loan,VA
<b>Range Type:</b> Electric Range	<b>Legal:</b> CLEAR CREEK FOREST 12, BLOCK 14, LOT 7, ACRES 0.530
<b>Legal Subdivision:</b> CLEAR CREEK FOREST	<b>DOM:</b> 7

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## Courtesy of

**List Office Name:** Premier Properties

