



22535 MAGNOLIA HILLS DR, MAGNOLIA, TX 77354, USA

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

Charming horse friendly property located in the quite community of Magnolia Hills! This 11+ acre tract boasts a newly remodeled 3 bedroom, 1.5 bath farm home with open concept living; rolling elevations, mixed hardwoods and pines; a stocked pond, gated and private drive, water well, septic, and home propane generator; fenced and cross fenced with [...]

Rooms & Units Description



Property title: 22535 Magnolia Hills Magnolia Texas 77354

Room Description: Family Room,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

Master Bath Desc: Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

Open House Public Count: 1

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Key Map: 182Z

Room Count: 5

Bed Room Description: All Bedrooms Down

Open House Public Upcoming: Public: Sun Sep 3, 2:00PM-4:00PM

Photo Count: 22

Original List Price: 925000.00

Property Details

Parcel Number: 7060-03-00090

Style: Ranch

Price Sq Ft List: 556.56

Acres Description: 10 Up to 15 Acres

Stories: 1

Ownership: Full Ownership

Lot Description: Cleared,Waterfront,Wooded

List Type: Exclusive Right to Sell/Lease

Acres: 11.442

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Restrictions: Horses Allowed,No Restrictions, Horses Allowed,No Restrictions

Property Features



Exterior: Back Yard,Cross Fenced,Fully Fenced,Patio/Deck,Porch,Private Driveway,Sprinkler System,Storage Shed,Workshop

Roof: Composition

Garage Carport: Additional Parking,Auto Driveway Gate,Boat Parking,Driveway Gate,Workshop

Carport Spaces Count: 4

Cool System: Central Electric,Zoned

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room

Dishwasher: 1

Countertops: Granite

Water Amenity: Pond, Pond

Interior: Alarm System - Owned,Fire/Smoke Alarm

Foundation: Slab

Carport Description: Detached Carport

Heat System: Propane,Zoned

Energy: Ceiling Fans,Digital Program Thermostat,Generator,Insulated/Low-E windows

Oven Type: Freestanding Oven

Water Sewer: Aerobic,Well

Siding: Brick,Cement Board,Wood

Fees & Taxes

Tax Rate: 1.7646

Tax Amount: 8492

Tax Year: 2022

Basics

Baths Full: 1

Baths Half: 1

Year Built Src: Appraisal District

Location Details



Area: 15

School District: 36 - Magnolia

School Elementary: MAGNOLIA PARKWAY ELEMENTARY SCHOOL

School High: MAGNOLIA WEST HIGH SCHOOL

Geo Market Area: Magnolia/1488 West

Zip: 77354

County Or Parish: Montgomery

Directions: Take I45 North, to FM 1488 West to FM 149 North, take a Left onto Magnolia Hills.Take another Left at the "T" and the property is located on your left at the curve. Driveway Gate Code is required.

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

Subdivision: Magnolia Hills

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: No

Connections: Electric Dryer Connections,Washer Connections

Exclusions: See Exclusion list

Range Type: Electric Cooktop

Access: Driveway Gate

Realist Block: Horses Allowed,No Restrictions

Disclosures: Exclusions,Other Disclosures,Sellers Disclosure

Finance Available: Cash Sale,Conventional,Investor

Legal: MAGNOLIA HILLS 03, LOT 19, 20-C, ACRES 11.442

DOM: 5

Courtesy of

List Office Name: Realty ONE Group, Experience

