



\$339,000.00

22715 RAINFERN DR, MAGNOLIA, TX 77355, USA

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

Move-in ready 1-story ranch located on a private half-acre lot surrounded by majestic shade trees, complete w/ an oversized detached 2-car garage. This home has undergone extensive renovations including the kitchen w/ SS appliances, granite counters, painted cabinets w/ new doors & hardware, & a stunning subway tile backsplash. The bathrooms have also been fully [...]



Rooms & Units Description



Property title: 22715 Rainfern Magnolia Texas 77355

Room Description: 1 Living Area,Kitchen/Dining Combo,Utility Room in House

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

HOA Mandatory: 1

Original List Price: 339000.00

Room Count: 3

Bed Room Description: All Bedrooms Down,En-Suite Bath,Walk-In Closet

Photo Count: 28

Additional School: MAGNOLIA INTERMEDIATE SCHOOL

Key Map: 245Q

Property Details

Parcel Number: 3415-12-47000

Style: Ranch

Builder Name: Netherlin Homes

Acres: 0.5218

Dwelling Type: Free Standing

Floors: Carpet,Laminate,Tile

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 244.59

Acres Description: 1/2 Up to 1 Acre

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Exterior Gas Connection,Fully Fenced,Porch,Satellite Dish,Side Yard

Roof: Composition

Garage Carport: Additional Parking

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gas Connections,Wood Burning Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulation - Batt

Oven Type: Electric Oven,Single Oven

Water Sewer: Aerobic

Microwave: 1

Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Foundation: Slab

Garage Desc: Detached Garage

Heat System: Central Electric,Heat Pump

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Pantry,Reverse Osmosis,Under Cabinet Lighting

Dishwasher: 1

Countertops: GRANITE

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 1.7646 **Tax Amount:** 4521

Tax Year: 2022 **Other Mandatory Fee:** TRANSFER FEE - BUYERS AGENT TO CONFIRM

Fee Other: 1 **Fee Other Amount:** 250

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details



Area: 15

School District: 36 - Magnolia

School Elementary: J.L. LYON ELEMENTARY SCHOOL

School High: MAGNOLIA WEST HIGH SCHOOL

Geo Market Area: Magnolia/1488 West

Zip: 77355

County Or Parish: Montgomery

Directions: Take I-10 W, US-290 W and TX-99 to Mueschke Rd. Take the Mueschke Rd exit from TX-99 Continue on Mueschke Rd. Take Grand Pines Rd to Rainfern Dr in Montgomery County Turn left onto Mueschke Rd Continue onto Sanders Cemetery Rd Slight left onto Grand Pines Rd Turn left onto Magnolia Waller Rd/Nichols Sawmill Rd Turn right onto Wintergreen Dr Turn left onto Rainfern Dr Destination will be on the left

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

Subdivision: Clear Creek Forest

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: CLEAR CREEK FOREST 12, BLOCK 15, LOT 10, ACRES 0.520

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Exemptions: Homestead,,,,Senior,

Range Type: Electric Range,Freestanding Range

DOM: 6

Courtesy of

List Office Name: Redfin Corporation

