



\$250,900.00

25033 AUTHORS DR, MAGNOLIA, TX 77355, USA

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



This open and spacious one-story home at Williams Trace features incredible entertaining space with a private dining room, spacious kitchen with breakfast bar, a huge family room and an extended covered back patio. The upgraded kitchen includes stunning wood cabinetry, granite countertops, recessed LED lighting, luxury vinyl plank flooring and a full suite of appliances [...]

Rooms & Units Description



Property title: 25033 Authors Magnolia Texas 77355

Room Description: 1 Living Area,Family Room,Formal Dining,Utility Room in House

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

HOA Mandatory: 1

Original List Price: 260900.00

Room Count: 9

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

Photo Count: 6

Additional School: MAGNOLIA INTERMEDIATE SCHOOL

Property Details

Parcel Number: 9552-00-06100

Style: Traditional

Builder Name: LGI Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 161.66

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Vinyl Plank

Property Features

Exterior: Back Yard,Back Yard Fenced

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Electric

Energy: Ceiling Fans,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Spray-Foam

Oven Type: Electric Oven

Water Sewer: Other Water/Sewer

Siding: Other

Interior: Refrigerator Included

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Pantry

Dishwasher: 1

Microwave: 1



Basics

Baths Full: 2

Year Built Src: Builder

Price Change Timestamp: 2023-07-12T15:19:05.953

Completion Date: 2023-08-11

Location Details

Area: 15

County Or Parish: Montgomery

School District: 36 - Magnolia

Directions: Directions from Houston: I-45 N; Left on Hwy 1488; Left into subdivision on Authors Drive

School Elementary: WILLIE E. WILLIAMS ELEMENTARY SCHOOL

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

School High: MAGNOLIA WEST HIGH SCHOOL

Subdivision: Williams Trace

Geo Market Area: Magnolia/1488 West

State: Texas

Zip: 77355

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Other Disclosures

Disposal: 1

Range Type: Electric Range

Legal: MGL L12, BI5, Sec1 of Williams Trace

DOM: 32

Courtesy of

List Office Name: LGI Homes

