



**25266 POMEGRANATE PL, TEXAS 77316, USA**

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



Brand new First America Home in quiet Magnolia Springs community. Major curb appeal with added stone exterior, and three tone paint. Enjoy the outdoors on the EXPANDED COVERED BACK PATIO! UPGRADED KITCHEN with painted 42" cabinets with crown molding, and GRANITE COUNTERTOPS. UPGRADED BATHROOMS with painted cabinetry and GRANITE countertops in all bathrooms. DUAL VANITY [...]

**Rooms & Units Description**

**Property title:** 25266 Pomegranate Magnolia Texas 77316

**Room Count:** 7

**Photo Count:** 14

**HOA Mandatory:** 1

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

**Original List Price:** 308460.00

**Green Certification:** Home Energy Rating/HERS

**Completed Construction Date:** 2023-05-25



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## Property Details

**Parcel Number:** na  
**Lot Dimention:** 40x130  
**List Type:** Exclusive Right to Sell/Lease  
**Price Sq Ft List:** 148.01  
**Dwelling Type:** Free Standing  
**New Construction Desc:** Never Lived In  
**Floors:** Carpet,Vinyl Plank  
**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot  
**Style:** Traditional  
**Builder Name:** First America Homes  
**Acres Description:** 0 Up To 1/4 Acre  
**New Construction:** 1  
**Stories:** 2  
**Ownership:** Full Ownership

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## Property Features

**Interior:** Fire/Smoke Alarm  
**Foundation:** Slab  
**No Of Garage Cap:** 2  
**Cool System:** Central Electric  
**Oven Type:** Freestanding Oven  
**Water Sewer:** Public Sewer,Public Water  
**Siding:** Brick,Stone

**Roof:** Composition  
**Garage Desc:** Attached Garage  
**Heat System:** Central Gas  
**Energy:** High-Efficiency HVAC  
**Dishwasher:** 1  
**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 3.1

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## Basics

**Baths Full:** 3                      **Year Built Src:** Builder



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## Location Details

**Area:** 39

**School District:** 36 - Magnolia

**School Elementary:** MAGNOLIA  
ELEMENTARY SCHOOL (MAGNOLIA)

**School High:** MAGNOLIA WEST HIGH  
SCHOOL

**Geo Market Area:** Magnolia/1488 West

**Zip:** 77316

**County Or Parish:** Montgomery

**Directions:** From Houston: Take 249N past  
Magnolia and exit FM 1486. Turn right onto 1486.  
The community will be on the right side of the road.

**School Middle:** MAGNOLIA JUNIOR HIGH SCHOOL

**Subdivision:** Magnolia Springs

**State:** Texas

**City:** Magnolia

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Disclosures:** No Disclosures

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

**Legal:** S711000 - Magnolia Springs 01, BLOCK 7, Lot 7

**Realist Block:** Deed Restrictions

**Disposal:** 1

**Range Type:** Freestanding Range

**DOM:** 3

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## Courtesy of

**List Office Name:** The Signorelli Company

