



\$739,990.00

## 25631 HIGH MEADOW PRESERVE DR, MAGNOLIA, TX 77355, USA

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



One Acre Home Site – This spacious 2-story plan by Gracepoint Homes has every upgrade option! Starting with upgraded kitchen appliances and cabinets, and an oversized island that overlooks the family room. Added to this home is an extended covered patio with a half bath known as a “pool bath” and a third garage bay [...]

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### Rooms & Units Description



**Property title:** 25631 High Meadow Preserve Magnolia Texas 77355

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

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

**HOA Mandatory:** 1

**Original List Price:** 739990.00

**Completed Construction Date:** 2023-04-01

**Room Count:** 10

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 32

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

**Green Certification:** Other Energy Report

## Property Details

**Parcel Number:** 5822-50-04800

**Style:** Traditional

**Builder Name:** Gracepoint Homes

**Acres:** 1.1228

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Engineered Wood

**Lot Description:** Subdivision Lot,Wooded

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 198.87

**Acres Description:** 1 Up to 2 Acres

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features



**Interior:** Crown Molding,Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Washer Included,Wired for Sound

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Stone

**Roof:** Composition

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas

**Fireplace Description:** Gaslog Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Insulation - Other,Radiant Attic Barrier

**Oven Type:** Electric Oven,Single Oven

**Water Sewer:** Public Water,Septic Tank

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 1.7646

**Tax Year:** 2022

**Fee Other:** 1

**Tax Amount:** 168

**Other Mandatory Fee:** Transfer Fee

**Fee Other Amount:** 250

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## Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Baths Half:** 2

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## Location Details



**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:** WILLIE E. WILLIAMS ELEMENTARY SCHOOL

**School High:** MAGNOLIA WEST HIGH SCHOOL

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

**Zip:** 77355

**County Or Parish:** Montgomery

**Directions:** 1488 west, past 1774. Turn left onto Alford Road. The Preserve is located about a mile down on the right - turn right onto High Meadow Preserve Drive. Home is on the left.

**School Middle:** MAGNOLIA JUNIOR HIGH SCHOOL

**Subdivision:** High Meadow Preserve

**State:** Texas

**City:** Magnolia

Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 23

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures

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

**Legal:** S582250 - HIGH MEADOW PRESERVE, BLOCK 1, LOT 48

Courtesy of

**List Office Name:** Gracepoint Homes

