



IMAGE REPRESENTATIVE OF PLAN ONLY AND MAY VARY AS BUILT

\$390,990.00

## 3039 MAGNOLIA PASS LN, LEAGUE CITY, TX 77573, USA

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



Our Cali floorplan will be complete Sept/Oct and will offer 4 beds 2 baths and a 2 car garage. Wood look LVP flooring will be present throughout most of the main living area, with carpet only in the bedrooms. Our kitchens have 42" cabinets, granite, undermount sink, water filtration system, and stainless appliances.

## Rooms & Units Description

**Property title:** 3006 Magnolia Pass League City Texas 77573

**Room Count:** 4

**Bed Room Description:** Primary Bed - 1st Floor

**Master Bath Desc:** Primary Bath: Double Sinks, Primary Bath: Separate Shower, Vanity Area

**Photo Count:** 13

**HOA Mandatory:** 1

**Original List Price:** 390990.00

**Green Certification:** Energy Star Qualified Home



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## Property Details

**Parcel Number:** NA

**Style:** Traditional

**Builder Name:** D.R. Horton

**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 Agency to Sell/Lease

**Price Sq Ft List:** 218.67

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Utility District:** 1

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## Property Features

**Exterior:** Back Green Space,Back Yard,Balcony,Covered Patio/Deck

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room,Pantry,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Cement Board,Stone

**Interior:** Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,HVAC>13 SEER,Other Energy Features,Tankless/On-Demand H2O Heater

**Oven Type:** Double Oven

**Water Sewer:** Water District

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 3.03



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# Basics

**Baths Full:** 2

**Year Built Src:** Builder

**Completion Date:** 2023-09-29

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# Location Details

**Area:** 33

**School District:** 9 - Clear Creek

**School Elementary:** CAMPBELL ELEMENTARY SCHOOL (CLEAR CREEK)

**School High:** CLEAR SPRINGS HIGH SCHOOL

**Geo Market Area:** League City

**Zip:** 77573

**County Or Parish:** Galveston

**Directions:** I-45 South. Right on Big League Dreams Pkwy. Right on Calder Dr. Left on League City Pkwy. Left on Maple Leaf Dr. Right on Muldoon Pkwy. Right on Vicar Way Ln.

**School Middle:** CREEKSIDE INTERMEDIATE SCHOOL

**Subdivision:** Westland Ranch

**State:** Texas

**City:** League City

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# Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

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

**Legal:** lot 12 block 1 section 6

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# Courtesy of

**List Office Name:** New Home Connection

