



\$318,000.00

**30417 BUTTERNUT OAK LN, MAGNOLIA, TX  
77355, USA**

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



Gorgeous never lived in move-in ready home in Glen Oaks!  
Beautiful and easy to maintain wood look tile floors throughout all  
living areas laid in a unique herringbone pattern. Arched entry  
leads to the spacious formal dining room. Large, bright, and open  
living room just steps from the kitchen featuring quartz counters,  
spacious island with [...]

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## Rooms & Units Description



**Property title:** 30413 Butternut Oak Magnolia Texas 77355

**Room Description:** Breakfast Room,Family Room,Formal Dining,Utility Room in House

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

**HOA Mandatory:** 1

**Original List Price:** 318000.00

**Room Count:** 10

**Bed Room Description:** All Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 43

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

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## Property Details

**Parcel Number:** 5322-03-01500

**Style:** Traditional

**Builder Name:** K Hovnanian

**Acres:** 0.1449

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Utility District:** 1

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 151.79

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard,Back Yard  
Fenced,Covered Patio/Deck,Patio/Deck

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Kitchen Desc:** Island w/o  
Cooktop,Pantry

**Dishwasher:** 1

**Countertops:** Quartz

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

**Interior:** Fire/Smoke Alarm,High Ceiling,Prewired for  
Alarm System

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Energy:** Attic Vents,Ceiling Fans,Digital Program  
Thermostat,High-Efficiency HVAC,HVAC>13  
SEER,Insulated/Low-E windows,Radiant Attic  
Barrier,Tankless/On-Demand H2O Heater

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 2.6546

**Tax Amount:** 8429

**Tax Year:** 2022

**Other Mandatory Fee:** cap fee + transfer fee

**Fee Other:** 1

**Fee Other Amount:** 330, 350

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## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

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## Location Details



**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:** NICHOLS SAWMILL ELEMENTARY SCHOOL

**School High:** MAGNOLIA WEST HIGH SCHOOL

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

**Zip:** 77355

**County Or Parish:** Montgomery

**Directions:** From Houston, take I-45N to TX-249 N. Turn left onto Grand Oaks Blvd, then turn right onto Honey Locust Ln. Turn left onto Legend Oaks Dr, then turn right onto Butternut Oak Ln.

**School Middle:** MAGNOLIA JUNIOR HIGH SCHOOL

**Subdivision:** Glen Oaks 03

**State:** Texas

**City:** Magnolia

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Exemptions:** ,,,,,,,,,,Misc,

**Range Type:** Gas Cooktop

**Legal Subdivision:** GLEN OAKS

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exclusions:** NONE

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

**Legal:** S532203 - GLEN OAKS 03, BLOCK 2, LOT 3

**DOM:** 55

## Courtesy of

**List Office Name:** Redfin Corporation

