



\$1,700,000.00

39602 LAGO DR, MAGNOLIA, TX 77354, USA

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



Prepare to be IMMEDIATELY impressed with this 5 ACRE WATERFRONT property with POOL/SPA. Easy country living just minutes from all The Woodlands has to offer. Private gate entry & fully fenced acreage offers an abundance of amenities. Enjoy horse trails, riding area, lake, pavilion, stocked lake, & so much more. This STUNNING 4 bed, 4.5 [...]

Rooms & Units Description



Property title: 39602 Lago Magnolia Texas 77354

Room Count: 12

Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Utility Room in House

Beds Max: 4

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

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

Photo Count: 49

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Original List Price: 1700000.00

Key Map: 215F

Property Details

Parcel Number: 8615-02-07400

Lot Description: Waterfront,Wooded

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 326.61

Acres: 5.1

Acres Description: 5 Up to 10 Acres

Dwelling Type: Free Standing

Stories: 2

Floors: Bamboo,Carpet,Tile,Wood

Restrictions: Deed Restrictions,Horses Allowed, Deed Restrictions,Horses Allowed

Property Features



Exterior: Balcony,Barn/Stable,Covered
Patio/Deck,Fully Fenced,Outdoor
Kitchen,Patio/Deck,Side Yard,Sprinkler System,Storage
Shed,Workshop

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gas Connections

Energy: Ceiling Fans,Digital Program Thermostat

Oven Type: Double Oven

Water Sewer: Aerobic,Septic Tank,Well

Microwave: 1

Water Amenity: Lake View,Lakefront, Lake
View,Lakefront

Interior: Crown Molding,Formal
Entry/Foyer,High Ceiling

Foundation: Slab

Garage Desc: Attached
Garage,Oversized Garage

Heat System: Central Gas

Pool Private: 1, In Ground,Salt Water

Fireplaces Number: 2

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

Dishwasher: 1

Countertops: Granite

Siding: Brick

Fees & Taxes

Tax Rate: 1.7646

Tax Amount: 13182

Tax Year: 2022

Other Mandatory Fee: Transfer Fees

Fee Other: 1

Fee Other Amount: 150

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Appraisal District

Location Details



Area: 15

School District: 36 - Magnolia

School Elementary: BEAR BRANCH ELEMENTARY SCHOOL (MAGNOLIA)

School High: MAGNOLIA HIGH SCHOOL

Geo Market Area: Magnolia/1488 East

Zip: 77354

County Or Parish: Montgomery

Directions: I-45N to West on FM 1488. Travel past 2978 and take a right Lago Drive. Home on the right. O

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

Subdivision: Sendera Lake Estate

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Finance Available: Cash Sale,Conventional,VA

Legal: SENDERA LAKE ESTATES 02, BLOCK 3, LOT 4

Realist Block: Deed Restrictions,Horses Allowed

Disclosures: Sellers Disclosure

Range Type: Gas Cooktop

DOM: 34

Courtesy of

List Office Name: Keller Williams Woodlands

