



\$221,000.00

4017 MAGNOLIA DR, CONROE, TX 77302, USA

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



## Rooms & Units Description

**Property title:** 4017 Magnolia Drive Conroe Texas 77302

**Room Count:** 3

**Room Description:** Living Area - 1st Floor,Utility Room in House

**Beds Max:** 3

**Bed Room Description:** All Bedrooms Up

**Master Bath Desc:** Half Bath,Primary Bath: Separate Shower,Primary Bath: Tub/Shower Combo

**Photo Count:** 9

**Additional School:** BOZMAN INTERMEDIATE SCHOOL

**Original List Price:** 221000.00

**Key Map:** 188W

## Property Details



<b>Parcel Number:</b> 7305-02-24500	<b>Lot Description:</b> Subdivision Lot
<b>For Lease:</b> 1	<b>Style:</b> Traditional
<b>List Type:</b> Exclusive Right to Sell/Lease	<b>Price Sq Ft List:</b> 139.52
<b>Acres:</b> 0.0732	<b>Acres Description:</b> 0 Up To 1/4 Acre
<b>Dwelling Type:</b> Free Standing	<b>Stories:</b> 2
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> No Restrictions, No Restrictions

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## Property Features

<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Detached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Central Electric	<b>Cool System:</b> Central Electric
<b>Kitchen Desc:</b> Breakfast Bar,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry	<b>Water Sewer:</b> Public Sewer,Public Water
<b>Siding:</b> Brick,Wood	

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## Fees & Taxes

<b>Tax Rate:</b> 2.3168	<b>Tax Amount:</b> 3118
<b>Tax Year:</b> 2022	

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## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

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## Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** WILKINSON  
ELEMENTARY SCHOOL

**School High:** CONROE HIGH  
SCHOOL

**Geo Market Area:** Conroe  
Southeast

**Zip:** 77302

**County Or Parish:** Montgomery

**Directions:** I45 North to Exit 82 toward River Plantation,  
Stay on North Freeway feeder and take a right on River  
Plantation, then take a right on Mosswood Drive,  
continue around to Mosswood 4017.

**School Middle:** STOCKTON JUNIOR HIGH SCHOOL

**Subdivision:** Mosswood 02

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** No

**Disclosures:** No Disclosures,Sellers Disclosure

**Finance Available:** Cash Sale,Conventional,Seller to  
Contribute to Buyer's Closing Costs,VA

**Legal Subdivision:** mosswood 02

**Realist Block:** No Restrictions

**Exemptions:** Homestead,,,,,,,,,,

**Legal:** S730502 - MOSSWOOD 02, LOT  
245, 246-B, ACRES 0.0732

**DOM:** 2

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## Courtesy of

**List Office Name:** Integrity Texas Properties

