



\$328,990.00

**40252 S HERON HTS WY, MAGNOLIA, TX
77354, USA**

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

1 Story, 3 Bedroom, 2 Bath, Oversized Homesite Backing to Trees, Study with French Doors, Separate Garden Tub and Shower in Primary Bath, 12"x24" Tile Flooring in Entry, Study, Family Room, Kitchen, Hallway and all Wet Areas, Granite Kitchen Countertops with Island, Tile Backsplash, Upgraded Stainless Steel Appliances, 42" Upper Kitchen Cabinets, Upgraded Carpet and [...]



Rooms & Units Description



Property title: 40252 Heron Heights Magnolia Texas 77354

Room Description: Breakfast Room,Family Room,Home Office/Study,Utility Room in House

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

HOA Mandatory: 1

Original List Price: 348625.00

Vac Rental: Not Allowed

Room Count: 9

Bed Room Description: All Bedrooms Down,En-Suite Bath,Walk-In Closet

Photo Count: 7

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 2212-05-04800

Style: Traditional

Builder Name: Devon Street Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Ownership: Full Ownership

Utility District: 1

Lot Description: Other,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 193.52

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Porch,Sprinkler System	Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,Prewired for Alarm System
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Gas	Cool System: Central Electric
Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier	Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry
Oven Type: Gas Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water,Water District	Countertops: Granite in Kitchen
Microwave: 1	Siding: Brick,Cement Board,Stone

Fees & Taxes

Maint Fee Includes: Grounds,Other,Recreational Facilities	Other Mandatory Fee: Transfer/Cap
Fee Other: 1	Fee Other Amount: 630

Basics

Baths Full: 2	Year Built Src: Builder
Price Change Timestamp: 2023-08-21T15:15:31.083	Completion Date: 2023-09-30

Location Details



Area: 15

School District: 36 - Magnolia

School Elementary:
MAGNOLIA PARKWAY
ELEMENTARY SCHOOL

School High: MAGNOLIA HIGH SCHOOL

Geo Market Area:
Magnolia/1488 West

Zip: 77354

County Or Parish: Montgomery

Directions: From Houston: Head north on I-45 and take exit 60C to merge onto Sam Houston Tollway west. Continue on the Sam Houston Tollway for five miles to TX-249 N toward Tomball. Continue on TX-249 N for eight miles and turn right onto FM 149 N in Pinehurst. In 4.2 miles, turn left to merge onto FM 1488 W. In one mile, turn right onto Mill Creek Road. Audubon will be on your left. ****SALES MODEL LOCATED AT: 40211 Bay Warbler Court Magnolia, Texas 77354****

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

Subdivision: Audubon

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Range Type: Gas Range

DOM: 8

Realist Block: Deed Restrictions

Disclosures: Mud,Other Disclosures

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: LOT 18 BLK 2 SEC 5

Courtesy of

List Office Name: Keller Williams Signature

