



\$393,000.00

**40275 S HILL PASS, MAGNOLIA, TX 77354, USA**

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



Stunning curb appeal! As you approach the home you are greeted with a stone and brick front This home is one of the largest floor plans in this community at 3446 sq. ft. which makes it perfect for entertaining or family gatherings. This home features a spacious family room & plenty of natural light, as [...]

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## Rooms & Units Description



**Property title:** 40275 Hill Magnolia Texas 77354

**Room Description:** Family Room,Formal Living,Gameroom Up,Living/Dining Combo,Utility Room in House

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

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Green Certification:** Energy Star Qualified Home

**Room Count:** 5

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

**Photo Count:** 23

**Original List Price:** 393000.00

## Property Details

**Parcel Number:** 7333-00-08700

**Style:** Traditional

**Price Sq Ft List:** 114.05

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Acres:** 0.1531

**Dwelling Type:** Free Standing

**Floors:** Carpet,Laminate,Tile

**Utility District:** 1

## Property Features

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

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Cellulose,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

**Oven Type:** Gas Oven

**Water Sewer:** Public Sewer,Public Water,Water District

**Siding:** Brick,Cement Board

**Roof:** Composition

**Garage Carport:** Additional Parking

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Kitchen Desc:** Kitchen open to Family Room,Pantry

**Dishwasher:** 1

**Microwave:** 1



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# Fees & Taxes

**Tax Rate:** 3.0146 **Tax Amount:** 10264  
**Tax Year:** 2022

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# Basics

**Baths Full:** 2 **Baths Half:** 1  
**Year Built Src:** Appraisal District

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# Location Details

<b>Area:</b> 15	<b>County Or Parish:</b> Montgomery
<b>School District:</b> 36 - Magnolia	<b>Directions:</b> 45 North to FM 1488, take a Left and go West for about 15 miles, take a Right on Community Rd. Veer Right on Community Rd and Mostyn Springs will be on your Left. or 249 N Exit Spur 149 continue on 149 to 1488 make a right turn then turn left on Community Rd. Veer right on Community on lft.
<b>School Elementary:</b> MAGNOLIA PARKWAY ELEMENTARY SCHOOL	<b>School Middle:</b> BEAR BRANCH JUNIOR HIGH SCHOOL
<b>School High:</b> MAGNOLIA HIGH SCHOOL	<b>Subdivision:</b> Mostyn Spgs Sub 01
<b>Geo Market Area:</b> Magnolia/1488 East	<b>State:</b> Texas
<b>Zip:</b> 77354	<b>City:</b> Magnolia

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# Miscellaneous



**Annual Maint Desc:** No

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

**Disposal:** 1

**Finance Available:** Assumable 1st Lien,Cash Sale,Conventional,FHA,VA

**Legal:** S733300 - MOSTYN SPRINGS SUBDIVISION 01, BLOCK 3, LOT 6

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

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

**Range Type:** Freestanding Range

**DOM:** 6

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## Courtesy of

**List Office Name:** eXp Realty, LLC

