



\$349,177.00

**40375 BAY WARBLER WY, MAGNOLIA, TX  
77354, USA**

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



Beautiful 2 Story Addington Floor Plan with 4 Bedrooms, 2 1/2 Baths, with a 2 Car Garage. This floor plan boasts a spacious OPEN CONCEPT FLOOR PLAN with Family Room, Kitchen, Primary Bedroom Suite downstairs. Upstairs you will find a Tech Center, 3 Bedrooms, and another Full Bath. The bedrooms all have huge walk-in closets. [...]

---

## Rooms & Units Description



**Property title:** 40375 Bay Warbler Magnolia Texas 77354

**Room Description:** Family Room,Kitchen/Dining Combo,Utility Room in House

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

**Photo Count:** 19

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Room Count:** 7

**Beds Max:** 4

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

**HOA Mandatory:** 1

**Original List Price:** 349177.00

---

## Property Details

**Parcel Number:** 2212-02-02800

**Style:** Other Style

**Builder Name:** Anglia Homes

**Acres:** 0.125046

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Utility District:** 1

**Lot Description:** Cleared,Greenbelt,Subdivision Lot

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

**Price Sq Ft List:** 169.01

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

---

## Property Features



<b>Exterior:</b> Back Green Space,Back Yard Fenced	<b>Interior:</b> Fire/Smoke Alarm
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Gas	<b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose,Radiant Attic Barrier,Tankless/On-Demand H2O Heater
<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting,Walk-in Pantry	<b>Oven Type:</b> Gas Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Public Sewer,Public Water,Water District
<b>Countertops:</b> Granite	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Cement Board	

---

## Fees & Taxes

<b>Tax Rate:</b> 3.2146	<b>Other Mandatory Fee:</b> Transfer Fee & Capitalization Fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 210/648

---

## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Builder	<b>Completion Date:</b> 2023-10-31

---

## Location Details



<b>Area:</b> 15	<b>County Or Parish:</b> Montgomery
<b>School District:</b> 36 - Magnolia	<b>Directions:</b> 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 left onto Mill Creek Road. Audubon will be on your right. Turn right into the model's cul-de-sac.
<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> Audubon
<b>Geo Market Area:</b> Magnolia/1488 West	<b>State:</b> Texas
<b>Zip:</b> 77354	<b>City:</b> Magnolia

\_\_\_\_\_

## Miscellaneous

<b>Annual Maint Desc:</b> Mandatory	<b>Realist Block:</b> Deed Restrictions
<b>Connections:</b> Electric Dryer Connections,Washer Connections	<b>Disclosures:</b> Mud,Other Disclosures
<b>Disposal:</b> 1	<b>Finance Available:</b> Cash Sale,Conventional,FHA,USDA Loan,VA
<b>Range Type:</b> Gas Range	<b>Legal:</b> S221202 - Audubon Creekside North 02A, BLOCK 3, Lot 3
<b>Legal Subdivision:</b> Audubon	<b>DOM:</b> 6

\_\_\_\_\_

## Courtesy of

**List Office Name:** RE/MAX Universal

