



\$305,000.00

**40378 BLOSSOM VLY LN, MONTGOMERY, TX
77316, USA**

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



Welcome to your dream home in Magnolia, TX! This exquisite 4-bedroom, 2-bathroom gem offers luxurious one-story living on a premium lot with no backyard neighbors. This home is a treasure, boasting modern updates and many after-market features added, surpassing area new construction. Smart home package. The open layout is adorned with stunning flooring. The heart [...]

Rooms & Units Description



Property title: 40378 Blossom Valley Magnolia Texas 77354

Room Description: 1 Living Area,Living/Dining Combo,Utility Room in House

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

Photo Count: 40

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Room Count: 6

Beds Max: 4

Master Bath Desc: Primary Bath: Double Sinks

HOA Mandatory: 1

Original List Price: 305000.00

Property Details

Parcel Number: 7148-00-02400

Style: Traditional

Builder Name: DR Horton

Acres: 0.1622

Dwelling Type: Free Standing

Floors: Carpet,Vinyl Plank

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 159.85

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard Fenced,Covered Patio/Deck,Sprinkler System

Roof: Composition

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Insulated/Low-E windows,Insulation - Blown Cellulose,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Oven Type: Gas Oven

Water Sewer: Water District

Siding: Brick,Cement Board

Interior: Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry

Dishwasher: 1

Microwave: 1



Fees & Taxes

Tax Rate: 3.1146 **Tax Amount:** 8440

Tax Year: 2022 **Other Mandatory Fee:** Transfer, \$500 cap, .25% sale price from buyer

Fee Other: 1 **Fee Other Amount:** 225

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details

Area: 15

School District: 36 - Magnolia

School Elementary: MAGNOLIA
PARKWAY ELEMENTARY SCHOOL

School High: MAGNOLIA WEST HIGH
SCHOOL

Geo Market Area: Magnolia/1488
West

Zip: 77354

County Or Parish: Montgomery

Directions: From Tomball, Head North on Hwy 249.
Exit for FM1488. Take a RIGHT on FM 1488. Turn left
onto Mill Creek Rd. Turn right toward Creekside Blf Trl.
Turn right onto Blossom Vly Ln. Home is on the RIGHT.

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

Subdivision: Mill Creek

State: Texas

City: Magnolia

Miscellaneous



Annual Maint Desc: Mandatory

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

Disposal: 1

Finance Available: Cash Sale, Conventional, FHA, VA

Legal: S714800 - MILL CREEK ESTATES 01, BLOCK 2, LOT 4

Realist Block: Deed Restrictions

Disclosures: Mud, Sellers Disclosure

Exemptions: Homestead

Range Type: Gas Cooktop

DOM: 7

Courtesy of

List Office Name: Compass RE Texas, LLC

