



\$425,000.00

**40402 MOSTYN DR, MAGNOLIA, TX 77354,
USA**

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



Welcome to 40402 Mostyn Dr in Mostyn Manor! This 4 bedroom, 2.5 bath w/ an oversized garage is just off FM 1488, like new + on a large corner lot! Upon entry you have the 4th bedroom that is currently acting as a home office. The large living area with high ceilings is open to [...]

Rooms & Units Description



Property title: 40402 Mostyn Magnolia Texas 77354

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

Bed Room Description: Split Plan,Walk-In Closet

Photo Count: 43

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Room Count: 6

Beds Max: 4

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

HOA Mandatory: 1

Original List Price: 425000.00

Property Details

Parcel Number: 7308-06-01700

Style: Contemporary/Modern

Price Sq Ft List: 162.52

Acres Description: 1/4 Up to 1/2 Acre

Stories: 1

Lot Description: Corner

List Type: Exclusive Right to Sell/Lease

Acres: 0.2804

Dwelling Type: Free Standing

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Porch

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Fireplace Description: Gaslog Fireplace

Energy: Ceiling Fans,Digital Program Thermostat

Oven Type: Gas Oven

Water Sewer: Public Sewer

Microwave: 1

Roof: Composition

Garage Carport: Double-Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

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

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Wood



Fees & Taxes

Tax Rate: 1.7646	Tax Amount: 7045
Tax Year: 2022	Other Mandatory Fee: transfer fees to TriStar and HOA
Fee Other: 1	Fee Other Amount: 500

Basics

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

Location Details

Area: 15	County Or Parish: Montgomery
School District: 36 - Magnolia	Directions: From I-45 N, exit FM 1488 and head west. Turn right on Community Rd., turn left on Mostyn Dr. Home is on the corner.
School Elementary: MAGNOLIA PARKWAY ELEMENTARY SCHOOL	School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL
School High: MAGNOLIA HIGH SCHOOL	Subdivision: Mostyn Manor 06
Geo Market Area: Magnolia/1488 East	State: Texas
Zip: 77354	City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions
Connections: Washer Connections	Disclosures: Sellers Disclosure
Disposal: 1	Finance Available: Assumable 1st Lien,Cash Sale,Conventional,FHA,VA
Range Type: Gas Range	Legal: S730806 - MOSTYN MANOR 06, BLOCK 2, LOT 15
DOM: 2	



Courtesy of

List Office Name: Inked Real Estate

