



**40518 TYTO LN, THE WOODLANDS, TX
77354, USA**

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



PLEASE SEE SAMPLE 3D VIRTUAL TOUR! Beautiful Beckenham Floor Plan with 4 Bedrooms, 3 ½ Baths, & attached 2 car Garage. This floor plan boasts a SPACIOUS OPEN CONCEPT FLOOR PLAN with the Family Room, Kitchen, Breakfast Room, Half Bath, Utility Room, & Owner’s Retreat downstairs. Upstairs you will find a Game room, 3 Bedrooms, [...]

Rooms & Units Description



Property title: 40518 Tyto Magnolia Texas 77354

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

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

Photo Count: 25

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Completed Construction Date: 2023-06-30

Room Count: 8

Beds Max: 4

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

HOA Mandatory: 1

Original List Price: 385509.00

Property Details

Parcel Number: 2212-04-03400

Style: Other Style

Builder Name: Anglia Homes

Acres: 0.1056

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile

Utility District: 1

Lot Description: Cleared,Greenbelt,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 154.08

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Green Space,Back Yard Fenced	Interior: Fire/Smoke Alarm
Roof: Composition	Foundation: Slab
Garage Carport: Double-Wide Driveway	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas
Cool System: Central Gas	Energy: 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
Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting,Walk-in Pantry	Oven Type: Gas Oven
Dishwasher: 1	Water Sewer: Public Sewer,Public Water,Water District
Countertops: Granite	Microwave: 1
Siding: Brick,Cement Board	

Fees & Taxes

Tax Rate: 3.3087	Other Mandatory Fee: Transfer Fee & Capitalization Fee
Fee Other: 1	Fee Other Amount: 210/648

Basics

Baths Full: 3	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-09-01T12:21:12.250

Location Details



Area: 15	County Or Parish: Montgomery
School District: 36 - Magnolia	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 left onto Mill Creek Road. Audubon will be on your right. Turn right into the model's cul-de-sac.
School Elementary: MAGNOLIA PARKWAY ELEMENTARY SCHOOL	School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL
School High: MAGNOLIA HIGH SCHOOL	Subdivision: Audubon
Geo Market Area: Magnolia/1488 West	State: Texas
Zip: 77354	City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions
Connections: Electric Dryer Connections,Washer Connections	Disclosures: Mud,Other Disclosures
Disposal: 1	Finance Available: Cash Sale,Conventional,FHA,USDA Loan,VA
Range Type: Gas Range	Legal: S221204 - Audubon Creekside North 04, BLOCK 3, Lot 4
Legal Subdivision: Audubon	

Courtesy of

List Office Name: RE/MAX Universal

