



\$262,990.00

40070 MILL CREEK RD, MAGNOLIA, TX 77354, USA

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



TAKE ADVANTAGE of this NEW HOME OPPORTUNITY — located in the new MILL CREEK community just minutes from the Aggie Expressway/Hwy 249 and easy access to shopping & dining. Zoned for MAGNOLIA ISD schools! Community offers walking trails, park, splashpad, and more! This 3 bed, 2 bath DR HORTON home is STUNNING and LOADED w/ [...]

Rooms & Units Description



Property title: 40522 Birch Shadows Magnolia Texas 77354

Room Description: Breakfast Room,Kitchen/Dining Combo,Utility Room in House

Bed Room Description: All Bedrooms Down

Photo Count: 22

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Green Certification: Energy Star Qualified Home,Home Energy Rating/HERS

Room Count: 5

Beds Max: 3

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Shower Only,Primary Bath: Tub/Shower Combo

HOA Mandatory: 1

Original List Price: 262990.00

Property Details

Parcel Number: 7148-05-07900

Style: Traditional

Builder Name: DR Horton

Acres: 0.14

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Vinyl Plank

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 185.86

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



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

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Energy: Attic Vents,Digital Program Thermostat,Energy Star
Appliances,Energy Star/CFL/LED Lights,High-Efficiency
HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation -
Blown Cellulose,Insulation - Blown Fiberglass,Insulation -
Spray-Foam,Other Energy Features,Radiant Attic
Barrier,Tankless/On-Demand H2O Heater

Oven Type: Gas Oven

Water Sewer: Water District

Microwave: 1

Interior: Fire/Smoke
Alarm,Prewired for Alarm System

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

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

Dishwasher: 1

Countertops: Granite

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 3.2

Other Mandatory Fee: Transfer Fees

Fee Other: 1

Fee Other Amount: TBD

Basics

Baths Full: 2

Year Built Src: Builder

Completion Date: 2023-02-28

Location Details



Area: 15

School District: 36 - Magnolia

School Elementary: MAGNOLIA
PARKWAY ELEMENTARY SCHOOL

School High: MAGNOLIA HIGH SCHOOL

Geo Market Area: Magnolia/1488
West

Zip: 77354

County Or Parish: Montgomery

Directions: I-45N, Exit FM 1488 - go West. Pass FM 2978, traveling approx. 5 miles. Mill Creek Community is located on your right just pass Magnolia High School at Mill Creek Rd.

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

Subdivision: Mill Creek

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

DOM: 172

Realist Block: Deed Restrictions

Disclosures: Mud,Other Disclosures

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S714805 - Mill Creek Estates 05, BLOCK 4, Lot 30

Courtesy of

List Office Name: Keller Williams Woodlands

