



**38620 MAGNOLIA BLVD, MAGNOLIA, TX  
77355, USA**

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



Welcome home to your beautiful Paisley Floor Plan with 3 Bedrooms, 2 Baths, and a 2 Car Garage. This floor plan boasts a spacious OPEN CONCEPT FLOOR PLAN with Family Room open to the Kitchen. Just off the family room are the secondary Bedrooms, and another Full Bath. You will love the Kitchen with lots [...]

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## Rooms & Units Description



**Property title:** 40526 Tyto Magnolia Texas 77354

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

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

**Photo Count:** 8

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

**Room Count:** 6

**Beds Max:** 3

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

**HOA Mandatory:** 1

**Original List Price:** 321089.00

## Property Details

**Parcel Number:** 2212-04-03200

**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:** 198.94

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

**New Construction:** 1

**Stories:** 1

**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	<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	

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## 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

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## Basics

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

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## 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 ELEMENTARY SCHOOL (MAGNOLIA)	<b>School Middle:</b> MAGNOLIA JUNIOR HIGH SCHOOL
<b>School High:</b> MAGNOLIA WEST 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

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## 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> S221204 - Audubon Creekside North 04, BLOCK 3, Lot 2
<b>Legal Subdivision:</b> Audubon	<b>DOM:</b> 6

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## Courtesy of

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

