

**40606 DAMUTH DR, MAGNOLIA, TX 77354,
USA**

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

\$899,999.00



Amazing Investment Opportunity! Harrisburg Homes Model home in Mostyn Manor Reserve is available with a guaranteed lease back period. Never lived in and will continue to be utilized as a Model Home. Please contact listing agent for additional information!! This beautiful Custom Home by Harrisburg Homes is located in the rapidly growing FM 1488 Corridor. [...]

Rooms & Units Description



Property title: 40606 Damuth Magnolia Texas 77354

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Library,Living Area - 1st Floor,Media,Utility Room in House,Wine Room

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

HOA Mandatory: 1

Room Count: 9

Bed Room Description: 1 Bedroom Down - Not Primary BR,Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 24

Property Details

Parcel Number: 7308-07-03400

Style: Traditional

Builder Name: Harrisburg Homes

Acres: 0.6132

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Other,Subdivision Lot,Wooded

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 183.45

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Engineered Wood,Stone,Tile,Travertine

Utility District: 1

Property Features



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

Roof: Composition

Garage Desc: Attached
Garage,Oversized Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Butler Pantry,Island w/o
Cooktop,Kitchen open to Family
Room,Pantry,Pots/Pans Drawers,Soft
Closing Cabinets,Soft Closing
Drawers,Under Cabinet Lighting,Walk-in
Pantry

Dishwasher: 1

Microwave: 1

Interior: Crown Molding,Drapes/Curtains/Window
Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High
Ceiling,Prewired for Alarm System,Wired for Sound

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gas Connections,Wood
Burning Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,Energy Star/Reflective Roof,High-
Efficiency HVAC,HVAC>13 SEER,Insulated
Doors,Insulated/Low-E windows,Insulation -
Batt,Insulation - Blown Fiberglass,Insulation -
Other,Other Energy Features,Radiant Attic Barrier

Oven Type: Electric Oven

Water Sewer: Water District

Siding: Brick,Other,Stone,Wood

Fees & Taxes

Tax Rate: 1.8587

Tax Amount: 9108

Tax Year: 2021

Maint Fee Includes: Other,Recreational Facilities

Other Mandatory Fee: Transfer **Fee Other:** 1

Fee Other Amount: 100

Basics

Baths Full: 3

Baths Half: 2

Year Built Src: Appraisal District

Price Change Timestamp: 2022-08-17T11:32:19.870



Location Details

Area: 15

School District: 36 - Magnolia

School Elementary: MAGNOLIA
PARKWAY ELEMENTARY SCHOOL

School High: MAGNOLIA HIGH SCHOOL

Geo Market Area: Magnolia/1488 East

Zip: 77354

County Or Parish: Montgomery

Directions: From FM 1488, Turn North on Community Rd. At the stop sign, veer Left onto Damuth Dr. Model Home for Harrisburg Homes is the first home on the left.

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

Subdivision: Mostyn Manor Reserve

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: Mostyn Manor

Realist Block: Deed Restrictions

Disclosures: Mud,Other Disclosures,Owner/Agent

Finance Available: Cash
Sale,Conventional,Investor,Other

Legal: S730807 - MOSTYN MANOR 07, BLOCK 2, LOT
1

DOM: 345

Courtesy of

List Office Name: 7th Generation Realty

