



\$305,990.00

**40696 GUILLEMONT LN, THE WOODLANDS,
TX 77354, USA**

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



2 Story, 3 Bedroom, 2 ½ Bath, Gameroom and all Bedrooms Up, Open Concept Kitchen/Dining Combo, Dual Vanities in Primary Bath, Upgraded 17"x17" Tile Floors in Kitchen/Breakfast, Family Room, and all Baths, Granite Kitchen Countertops with Island, Tile Backsplash, Undermount Single Bowl Stainless Steel Sink with Pull Out Faucet, Wrought Iron Stair Rails, Upgraded Stainless [...]

Rooms & Units Description



Property title: 40696 Guillemont Magnolia Texas 77354

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

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

HOA Mandatory: 1

Original List Price: 319948.00

Vac Rental: Not Allowed

Room Count: 10

Bed Room Description: All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

Photo Count: 9

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 2212-04-02400

Style: Traditional

Builder Name: Devon Street Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Ownership: Full Ownership

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 148.39

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,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,High-Efficiency HVAC,Insulated
Doors,Insulated/Low-E windows,Insulation -
Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Interior: Fire/Smoke Alarm,Formal
Entry/Foyer,High Ceiling,Prewired for
Alarm System

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

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

Dishwasher: 1

Countertops: Granite in Kitchen

Siding: Brick,Cement Board,Stone

Fees & Taxes

Other Mandatory Fee: Transfer/Cap

Fee Other: 1

Fee Other Amount: 630

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-08-21T15:05:34.430

Completion Date: 2023-10-31

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: From Houston: Take Sam Houston Parkway (Beltway 8) to TX FM 249 and Go North Toward Tomball. Go Approx. 9 miles and Exit FM 1488. Turn Right on FM 1488 and Go Approx. 2 Miles. Turn Right onto Mill Creek Rd. (Entrance to Audubon). Sales Office is Located at 40211 Bay Warbler Ct., Magnolia, TX 77354.

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

Subdivision: Audubon

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Range Type: Gas Range

DOM: 8

Realist Block: Deed Restrictions

Disclosures: Mud,Other Disclosures

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: LOT 10 BLK 2 SEC 4

Courtesy of

List Office Name: Keller Williams Signature

