



\$577,990.00

**40612 DAMUTH DR, MAGNOLIA, TX 77354, USA**

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



Award Winning Princeton Floor Plan! This NEW Construction 2-Story Floor Plan offers 4 Bedrooms, 3 Baths, Study, 2-Car Garage with Storage Area! The Kitchen features Gris Kitchen Backsplash, Taupe Gray Granite Countertops, Oversized Chef's Kitchen Island & 42" Iron Cabinets. The Primary Suite offers Oversized Walk-in Closet, Drop-in Tub, Walk-in Shower with Shower Seat & [...]

---

## Rooms & Units Description



**Property title:** 40963 Westley Magnolia Texas 77354

**Room Description:** Breakfast Room,Family Room,Home Office/Study,Utility Room in House

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

**HOA Mandatory:** 1

**Original List Price:** 610726.00

**Room Count:** 7

**Bed Room Description:** 2 Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 14

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Green Certification:** Home Energy Rating/HERS

---

## Property Details

**Parcel Number:** NA

**Style:** Traditional

**Builder Name:** Brightland Homes

**Acres Description:** 1/4 Up to 1/2 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 192.92

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile,Wood

---

## Property Features



**Exterior:** Back Yard,Covered Patio/Deck,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Fiberglass,Other Energy Features

**Oven Type:** Gas Oven

**Water Sewer:** Other Water/Sewer

**Microwave:** 1

**Interior:** Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

**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

**Siding:** Brick,Stone,Wood

Fees & Taxes

**Tax Rate:** 1.86

**Other Mandatory Fee:** Transfer Feeq

**Fee Other Amount:** 100

**Tax Year:** 2022

**Fee Other:** 1

Basics

**Baths Full:** 3

**Price Change Timestamp:** 2023-06-19T17:15:13.070

**Year Built Src:** Builder

**Completion Date:** 2023-10-16

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 45 NORTH: Take exit 1488 then turn left. Turn right on Community Road. When the road forks, continue straight into Mostyn Manor Reserve. The model home will be on the right on Damuth Drive. FROM 249: Turn right on 149 then another right on spur

**School Middle:** BEAR BRANCH JUNIOR HIGH SCHOOL

**Subdivision:** Mostyn Manor Reserve

**State:** Texas

**City:** Magnolia

Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Cooktop

**Legal Subdivision:** Mostyn Manor Reserve

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** Lot 19, Block 2, Section 11

**DOM:** 60

Courtesy of

List Office Name: Gehan Homes Brokerage, LLC

