



6118 E BLUFF DR, MAGNOLIA, TX 77354, USA

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



I am thrilled to present a luxurious 2-story home that offers the perfect blend of style, comfort, and convenience. This new construction home features an open concept design, a gourmet kitchen with granite countertops and stainless steel appliances, a surround sound system, a master bedroom with vaulted ceilings, an en suite bathroom with double vanities, [...]

Rooms & Units Description



Property title: 6118 Bluff Magnolia Texas 77354

Room Description: Gameroom Up,Utility Room in House

Bed Room Description: Primary Bed - 1st Floor

Photo Count: 32

HOA Mandatory: 1

Completed Construction Date: 2022-11-30

Room Count: 6

Beds Max: 4

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower

Subdivision Lake Access YN: 1

Original List Price: 745000.00

Property Details

Parcel Number: 7281-03-06400

Style: Ranch

Builder Name: Contreras Constructi

Acres: 3.8

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Laminate,Tile

Restrictions: Deed Restrictions,Horses Allowed, Deed Restrictions,Horses Allowed

Lot Description: Corner,Cul-De-Sac

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 249.91

Acres Description: 2 Up to 5 Acres

New Construction: 1

Stories: 2

Ownership: Full Ownership

Property Features



Exterior: Covered Patio/Deck,Exterior Gas Connection,Porch	Interior: Crown Molding
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas
Cool System: Central Electric	Fireplace Description: Gas Connections,Wood Burning Fireplace
Fireplaces Number: 1	Kitchen Desc: Kitchen open to Family Room
Oven Type: Electric Oven	Dishwasher: 1
Water Sewer: Septic Tank	Microwave: 1
Siding: Brick,Stone,Vinyl,Wood	

Basics

Baths Full: 4	Baths Half: 1
Year Built Src: Appraisal District	Price Change Timestamp: 2023-06-20T12:42:05.410

Location Details

Area: 15	County Or Parish: Montgomery
School District: 37 - Montgomery	Directions: From Downtown Houston, merge into I-45 N take exit 79B for TX 242 W, slightly right onto TX 242 W/ College park dr, use the left 2 lanes to turn left onto Farm to Market rd 1488 W, Turn right onto Honea egypt Rd,this road will come Sendera Ranch rd, property on the right
School Elementary: LONE STAR ELEMENTARY SCHOOL (MONTGOMERY)	School Middle: OAK HILL JUNIOR HIGH SCHOOL
School High: LAKE CREEK HIGH SCHOOL	Subdivision: MONTGOMERY TRACE
Geo Market Area: Conroe Southwest	State: Texas
Zip: 77354	City: Magnolia





Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Gas Dryer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S728103- Block 4 LOT 40

DOM: 172

Realist Block: Deed Restrictions,Horses Allowed

Disclosures: Sellers Disclosure

Exclusions: none

Range Type: Gas Cooktop

Access: Driveway Gate



Courtesy of

List Office Name: JPAR - The Sears Group

