

### 6906 GRANT DR, MAGNOLIA, TX 77354, USA

https://test.houston-re.com

One of the larger floorplans in this community- This is a beautiful 6-bedroom home with 3.5 bathrooms. Upon entering you are greeted with a grand foyer and staircase. The study/formal living is to the right as you enter the home. The Kitchen is open to the living area and offers ample counter and cabinet space. [...]

# **Rooms & Units Description**





Property title: 6906 Grant Magnolia Texas 77354 **Room Count: 14** 

**Room Description:** 1 Living Area, Breakfast Room, Formal Dining, Gameroom Up, Home

Office/Study, Living Area - 1st Floor, Utility Room in

House

**Bed Room Description:** En-Suite Bath, Primary Bed -

1st Floor, Walk-In Closet

Master Bath Desc: Half Bath, Primary Bath: Double Sinks, Primary Bath: Jetted

Tub, Primary Bath: Separate

Shower, Secondary Bath(s): Tub/Shower

Combo

Beds Max: 6

**Photo Count: 41** 

Additional School: BEAR BRANCH INTERMEDIATE

**SCHOOL** 

**Key Map:** 215C

**HOA Mandatory:** 1

Original List Price: 555000.00

## **Property Details**

**Parcel Number:** 9731-00-34500 Lot Desciption: Cleared, Subdivision Lot

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

Price Sq Ft List: 107.10 **Acres:** 0.2755

Acres Desciption: 1/4 Up to 1/2 Acre **Dwelling Type:** Free Standing

Stories: 2 Floors: Carpet, Laminate, Tile

**Restrictions:** Deed Restrictions, Deed Restrictions Ownership: Full Ownership

### **Property Features**



**Exterior:** Back Yard Fenced, Covered

Patio/Deck,Patio/Deck,Sprinkler System,Workshop

**Roof:** Composition

**Garage Carport:** Additional Parking, Double-Wide

Driveway, Workshop

No Of Garage Cap: 2

Cool System: Central Electric, Zoned

Fireplace Description: Gas Connections

**Energy:** Ceiling Fans, Digital Program

Thermostat, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Blown Cellulose, North/South

Exposure, Radiant Attic Barrier

**Oven Type:** Freestanding Oven, Gas Oven, Single Oven

Water Sewer: Public Sewer, Public Water

Siding: Brick, Cement Board

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

**Garage Desc:** Attached Garage

Heat System: Central Gas, Zoned

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar, Kitchen open to Family Room, Pantry, Walk-in

Pantry

**Dishwasher:** 1

Microwave: 1

#### Fees & Taxes

Tax Year: 2022 Maint Fee Includes: Grounds, Recreational Facilities

Other Mandatory Fee: Transfer Fee Fee Other: 1

Fee Other Amount: all fees

### **Basics**

Baths Full: 3 Baths Half: 1

**Year Built Src:** Appraisal **Price Change Timestamp:** 2023-03-13T19:07:40.323

### **Location Details**



**Area:** 15 **County Or Parish:** Montgomery

**Directions:** From IH45: WEST on FM 1488; RIGHT on School District: 36 - Magnolia

State: Texas

Honea Egypt/FM 2978; LEFT on Woodland Oaks Drive; RIGHT on Gunnison; LEFT on Grant. Home will be on

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

the RIGHT. Look for GG sign

**School Elementary:** TOM R. ELLISOR

**ELEMENTARY SCHOOL** 

School High: MAGNOLIA HIGH

SCHOOL

Subdivision: Woodland Oaks

**Geo Market Area:** Magnolia/1488

East

**Zip:** 77354 City: Magnolia

#### **Miscellaneous**

**Annual Maint Desc:** Mandatory Realist Block: Deed Restrictions

Connections: Electric Dryer Connections, Gas Disclosures: Sellers Disclosure

**Dryer Connections, Washer Connections** 

**Exclusions:** Alarm System Disposal: 1

**Exemptions:** None Finance Available: Cash

Sale, Conventional, Investor

Range Type: Freestanding Range, Gas Range Legal: WOODLAND OAKS, BLOCK 7, LOT 45

**DOM:** 138 Legal Subdivision: WOODLAND OAKS

# **Courtesy of**

**List Office Name:** BHGRE Gary Greene

