



\$314,990.00

**215 ALDER LAURELS CV, MAGNOLIA, TX  
77354, USA**

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



UNDER CONSTRUCTION TO BE COMPLETED IN SEPTEMBER! The Freestone is a stunning single-story home floorplan that boasts 4 bedrooms, 2 full bathrooms, and a 2-car garage. This open-concept home was designed for entertaining and features a high ceiling in the family room. This chef-worthy kitchen showcases an oversized island and a spacious pantry, and it [...]

**Rooms & Units Description**



**Property title:** 712 Larkspur Shadow Magnolia Texas 77354

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

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

**HOA Mandatory:** 1

**Original List Price:** 313990.00

**Vac Rental:** Not Allowed

**Room Count:** 6

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

**Photo Count:** 6

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

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

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## Property Details

**Parcel Number:** 7122-11-00100

**Style:** Traditional

**Builder Name:** M/I Homes

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 1

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 181.86

**Dwelling Type:** Free Standing

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

**Floors:** Vinyl

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard Fenced,Covered Patio/Deck

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Radiant Attic Barrier

**Oven Type:** Gas Oven

**Water Sewer:** Public Sewer,Water District

**Siding:** Brick

**Interior:** Alarm System - Owned,Fire/Smoke Alarm,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

**Microwave:** 1

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Fees & Taxes

**Tax Rate:** 3.1834

**Maint Fee Includes:** Other,Recreational Facilities

**Fee Other:** 1

**Tax Year:** 2023

**Other Mandatory Fee:** Cap Fee

**Fee Other Amount:** 250

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Basics

**Baths Full:** 2

**Price Change Timestamp:** 2023-07-31T16:08:39.503

**Year Built Src:** Builder

**Completion Date:** 2023-09-16

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Location Details



**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:** WILLIE E. WILLIAMS ELEMENTARY SCHOOL

**School High:** MAGNOLIA WEST HIGH SCHOOL

**Geo Market Area:** Magnolia/1488 West

**Zip:** 77354

**County Or Parish:** Montgomery

**Directions:** I-45 North to FM-1488 West. Take FM-1488 to Magnolia Ridge Blvd. It is just before FM-1774 on the left hand side. Model is ahead. From SH-249/FM-1774 north,continue until you reach FM-1488. Turn right at FM-1488, turn right at Magnolia Ridge Blvd.

**School Middle:** MAGNOLIA JUNIOR HIGH SCHOOL

**Subdivision:** Magnolia Ridge

**State:** Texas

**City:** Magnolia

Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,Investor,USDA Loan,VA

**Legal:** Lot 1 Block 1 Magnolia Ridge Section 11

**DOM:** 57

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Exemptions:** Homestead

**Range Type:** Gas Range

**Legal Subdivision:** MAGNOLIA RIDGE

Courtesy of

List Office Name: M/I Homes

