



\$1,720,000.00

**7169 MORNINGBROOK DR, MONTGOMERY,
TX 77316, USA**

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



Welcome to your dream home! Step into the lap of luxury and experience the epitome of refined living in this 4-bed, 4.5-bath masterpiece spanning 5,057 sq. ft. Immerse yourself in the timeless allure of hardwood maple floors, complemented by elegant porcelain tiles in all baths, including the indulgent primary suite. The chef's kitchen boasts top-of-the-line [...]

Rooms & Units Description



Property title: 7169 Morningbrook Montgomery Texas 77316

Room Description: Formal Dining,Formal Living,Home Office/Study

Master Bath Desc: Half Bath,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Vanity Area

Subdivision Lake Access YN: 1

Additional School: MAGNOLIA INTERMEDIATE SCHOOL

Completed Construction Date: 2023-07-26

Room Count: 15

Bed Room Description: En-Suite Bath

Photo Count: 50

HOA Mandatory: 1

Original List Price: 1720000.00

Garage Dimension: 24X26

Property Details

Parcel Number: 5801-09-07800

Style: Traditional

Builder Name: Gallardo Prestige Ho

Acres: 1.1904

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Other,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 340.12

Acres Description: 1 Up to 2 Acres

New Construction: 1

Stories: 1

Ownership: Full Ownership

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Outdoor Fireplace,Patio/Deck,Side Yard,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 2

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pot Filler,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry

Water Sewer: Public Sewer,Public Water

Siding: Stone,Stucco

Interior: Alarm System - Owned,Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace,Wood Burning Fireplace

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

Dishwasher: 1

Microwave: 1

Fees & Taxes

Tax Rate: 1.7646

Tax Amount: 1785

Tax Year: 2022

Maint Fee Includes: Recreational Facilities

Other Mandatory Fee: Transfer fee

Fee Other: 1

Fee Other Amount: 375.00

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Builder

Location Details



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|---|---|
| Area: 39 | County Or Parish: Montgomery |
| School District: 36 - Magnolia | Directions: Heading north on FM 149, turn left onto High Meadow Estates drive. Continue on High Meadow Estates drive and turn left onto Texas Trace Blvd. Turn left on Morningbrook Drive. Home will be on the left. |
| School Elementary: MAGNOLIA ELEMENTARY SCHOOL (MAGNOLIA) | School Middle: MAGNOLIA JUNIOR HIGH SCHOOL |
| School High: MAGNOLIA WEST HIGH SCHOOL | Subdivision: High Meadow Estates 09 |
| Geo Market Area: Magnolia/1488 West | State: Texas |
| Zip: 77316 | City: Montgomery |

Miscellaneous

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|-------------------------------------|--|
| Annual Maint Desc: Mandatory | Realist Block: Deed Restrictions |
| Disclosures: No Disclosures | Disposal: 1 |
| Range Type: Electric Range | Legal: S580109 - HIGH MEADOW ESTATES 09, BLOCK 2, LOT 1 |
| DOM: 29 | |

Courtesy of

List Office Name: The Golden Group Realty LLC

