



**\$250,000.00**

**7227 WINTER SONG DR, MAGNOLIA, TX  
77354, USA**

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



Perfectly laid out 4 bedroom charmer with plush carpets in the bedrooms, vinyl wood plank floors in the living room and fresh paint throughout...welcome home! Once you enter, you will feel all the warmth this home offers with beautiful natural light streaming into the living room, gorgeous crown molding & rich wood ceiling fan. The [...]

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## **Rooms & Units Description**



**Property title:** 7227 Winter Song Magnolia Texas 77354

**Room Count:** 7

**Room Description:** Family Room

**Bed Room Description:** Walk-In Closet

**Master Bath Desc:** Primary Bath: Tub/Shower Combo

**Photo Count:** 13

**HOA Mandatory:** 1

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Original List Price:** 250000.00

**Key Map:** 215G

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## Property Details

**Parcel Number:** 5095-00-01400

**Lot Description:** Subdivision Lot

**Style:** Traditional

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

**Price Sq Ft List:** 187.55

**Acres:** 0.1072

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

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Carpet,Tile,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features

**Exterior:** Back Yard Fenced

**Interior:** Crown Molding,Drapes/Curtains/Window Cover

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Energy:** Ceiling Fans

**Oven Type:** Gas Oven

**Dishwasher:** 1

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

**Microwave:** 1

**Siding:** Brick,Cement Board

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## Fees & Taxes

**Other Mandatory Fee:** Transfer Fees

**Fee Other:** 1

**Fee Other Amount:** TBD



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## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:** BEAR BRANCH  
ELEMENTARY SCHOOL (MAGNOLIA)

**School High:** MAGNOLIA HIGH SCHOOL

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

**Zip:** 77354

**County Or Parish:** Montgomery

**Directions:** From I-45 exit FM 1488 West to past  
Hwy 2978, turn Left on West Forest West to  
Winter Song.

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

**Subdivision:** Forest Crossing 01

**State:** Texas

**City:** Magnolia

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Gas Dryer  
Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Cooktop,Gas Range

**DOM:** 29

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

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

**Legal:** S509500 - FOREST CROSSING 01, BLOCK 1,  
LOT 14

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## Courtesy of

**List Office Name:** Coldwell Banker Realty

