



\$319,990.00

723 LARKSPUR SHADOW DR, MAGNOLIA, TX 77354, USA

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



To be completed in late June! Meet the Larkspur! A covered porch greets you at the front door. The entry flows into your open-concept living areas. Spacious cabinets will satisfy your kitchen storage needs and help you stay organized. If outdoor entertaining is part of your dynamic lifestyle, this home features a covered back patio. [...]

Rooms & Units Description



Property title: 819 Wooded Heights Magnolia Texas 77354

Room Description: Family Room,Gameroom Up,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: 340990.00

Completed Construction Date: 2023-06-05

Room Count: 7

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 35

Additional School: MAGNOLIA INTERMEDIATE SCHOOL

Green Certification: Home Energy Rating/HERS

Vac Rental: Not Allowed

Property Details

Parcel Number: 7122-11-10800

Style: Traditional

Builder Name: M/I Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Ownership: Full Ownership

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 147.33

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

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: Electric 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,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Fees & Taxes

Tax Rate: 3.1834

Maint Fee Includes: Grounds,Recreational Facilities

Fee Other: 1

Tax Year: 2023

Other Mandatory Fee: Cap Fee

Fee Other Amount: \$250

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-17T15:11:28.753

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 48 Block 5 Magnolia Ridge Section 11

DOM: 145

Realist Block: Deed Restrictions

Disclosures: Mud

Exemptions: Homestead

Range Type: Gas Range

Legal Subdivision: MAGNOLIA RIDGE

Courtesy of

List Office Name: M/I Homes

