



\$424,315.00

## 8518 STANDARD RD, MAGNOLIA, TX 77354, USA

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



UPSCALE master-planned community with AMENITIES, AMENITIES, AMENITIES- NORTHGROVE!! Enjoy -swimming, fishing, 24 hour exercise gym, walking trails, tennis, Rec center, dog park & parks/playgrounds. Only minutes from The Woodlands & Historic Tomball w/ lots of nearby shopping & dining. Come see this new, exciting 2-story, 4 Bedroom, 2.5 Baths, 2-car garage home in NorthGrove. Large [...]

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### Rooms & Units Description



**Property title:** 8216 Water Breeze Magnolia Texas 77354

**Room Description:** Family Room,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House

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

**Photo Count:** 11

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Green Certification:** Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

**Room Count:** 8

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

**Master Planned Community:** North Grove

**HOA Mandatory:** 1

**Original List Price:** 439740.00

**Completed Construction Date:** 2023-08-07

Property Details

**Parcel Number:** 7402-19-01900

**Lot Dimention:** 139x45

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

**Price Sq Ft List:** 173.61

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Tile

**Utility District:** 1

**Lot Description:** Subdivision Lot

**Style:** Traditional

**Builder Name:** Chesmar Homes

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

Property Features



|                                                                                                                                                                                |                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Exterior:</b> Back Yard,Back Yard<br>Fenced,Covered Patio/Deck,Sprinkler System                                                                                             | <b>Interior:</b> Alarm System -<br>Owned,Drapes/Curtains/Window Cover,Fire/Smoke<br>Alarm,High Ceiling,Prewired for Alarm System |
| <b>Roof:</b> Composition                                                                                                                                                       | <b>Foundation:</b> Slab                                                                                                          |
| <b>Garage Desc:</b> Attached Garage                                                                                                                                            | <b>No Of Garage Cap:</b> 2                                                                                                       |
| <b>Heat System:</b> Central Gas                                                                                                                                                | <b>Cool System:</b> Central Electric                                                                                             |
| <b>Energy:</b> Attic Vents,Ceiling Fans,Digital<br>Program Thermostat,Energy Star<br>Appliances,Energy Star/CFL/LED<br>Lights,Insulated/Low-E windows,Other<br>Energy Features | <b>Kitchen Desc:</b> Under Cabinet Lighting                                                                                      |
| <b>Dishwasher:</b> 1                                                                                                                                                           | <b>Water Sewer:</b> Public Sewer,Public Water,Water<br>District                                                                  |
| <b>Countertops:</b> Quartz                                                                                                                                                     | <b>Microwave:</b> 1                                                                                                              |
| <b>Siding:</b> Brick                                                                                                                                                           |                                                                                                                                  |

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## Fees & Taxes

|                                                                    |                       |
|--------------------------------------------------------------------|-----------------------|
| <b>Tax Rate:</b> 3.01                                              | <b>Tax Year:</b> 2023 |
| <b>Other Mandatory Fee:</b> transfer fee, cap fee, enhancement fee | <b>Fee Other:</b> 1   |
| <b>Fee Other Amount:</b> TBD                                       |                       |

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## Basics

|                                |                                                        |
|--------------------------------|--------------------------------------------------------|
| <b>Baths Full:</b> 2           | <b>Baths Half:</b> 1                                   |
| <b>Year Built Src:</b> Builder | <b>Price Change Timestamp:</b> 2023-08-29T16:27:26.480 |

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## Location Details



**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:** CEDRIC C. SMITH ELEMENTARY SCHOOL

**School High:** MAGNOLIA HIGH SCHOOL

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

**Zip:** 77354

**County Or Parish:** Montgomery

**Directions:** From FM2978 head east on NorthGrove Pkwy. Continue through round about and turn left on Sophia Forest Dr. Take first right on Triumph Bend Way. Model home is third home on the left @ 8110 Triumph Bend Way.

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

**Subdivision:** Northgrove

**State:** Texas

**City:** Magnolia

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

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

**Legal Subdivision:** Northgrove

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Legal:** S740219 - Northgrove 19, BLOCK 1, Lot 19

Courtesy of

**List Office Name:** Chesmar Homes

