



\$315,990.00

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

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



UNDER CONSTRUCTION TO BE COMPLETED IN SEPTEMBER! Meet the Eastland floorplan. Do you need a home office? The flex room is perfect for the set up! This open-concept floorplan is perfect for cozy nights into large holiday celebrations. With this dreamy kitchen open to the dining room and family room, you never have to miss [...]

Rooms & Units Description



Property title: 957 Gentle Moss Magnolia Texas 77354

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

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

HOA Mandatory: 1

Original List Price: 309990.00

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

Property Details

Parcel Number: 7122-11-03400

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: 186.42

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Vinyl

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: 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

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

Basics

Baths Full: 2

Price Change Timestamp: 2023-07-31T16:09:07.863

Year Built Src: Builder

Completion Date: 2023-09-16

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 7 Block 2 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

