

$339,900.00

## 11622 MAGNOLIA BEND DR, CONROE, TX 77302, USA

https://bunkerhillhomes.com

HUGE LOT!! 10′ ceilings in kitchen/living/dining, open concept. Spacious kitchen with 42″ upper cabinets with huge island, granite tops in kitchen & baths. 4 Bedrooms with huge walk-in master closet. Samsung Stainless Steel appliance package including easy clean top range with electric oven, 3 rack dishwasher, and microwave. 1 year warranty on appliances from Samsung. […]

## Rooms & Units Description

**Property title:** 11638 Magnolia Bend Conroe Texas 77302

**Room Count:** 7

**Room Description:** Breakfast Room,Family Room,Utility Room in House

**Beds Max:** 4

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

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

**Photo Count:** 19

**HOA Mandatory:** 1

**Additional School:** BOZMAN INTERMEDIATE SCHOOL

**Original List Price:** 339900.00

**Key Map:** 219A

## Property Details

**Parcel Number:** 7000-03-00520

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Starter Homes of Tx

**Price Sq Ft List:** 170.46

**Acres:** 0.3563

**Acres Desciption:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** To Be Built/Under Construction

**Stories:** 2

**Floors:** Carpet,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard

**Interior:** Fire/Smoke Alarm,High Ceiling,Split Level

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Double-Wide Driveway

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Electric

**Cool System:** Central Electric

**Energy:** Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Pantry

**Dishwasher:** 1

**Water Sewer:** Aerobic,Well

**Countertops:** Granite

**Microwave:** 1

**Siding:** Cement Board,Stone

## Fees & Taxes

**Tax Rate:** 1.7468

**Tax Amount:** 229

**Tax Year:** 2022

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-09-29

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From FM 1314 Rd / FM-1314 Bear left onto Old Humble Pipeline Rd, Bear right onto Magnolia Bend Dr,

**School Elementary:** WILKINSON ELEMENTARY SCHOOL

**School Middle:** STOCKTON JUNIOR HIGH SCHOOL

**School High:** CONROE HIGH SCHOOL

**Subdivision:** Magnolia Bend 03

**Geo Market Area:** Conroe Southeast

**State:** Texas

**Zip:** 77302

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** No Disclosures

**Finance Available:** Cash Sale,Conventional,FHA,Investor,Texas Veterans Land Board,USDA Loan,VA

**Range Type:** Freestanding Range

**Legal:** MAGNOLIA BEND 03, BLOCK 1, LOT 5-A

**DOM:** 14

## Courtesy of

**List Office Name:** Cornerstone Realty