

$475,000.00

40280 S HERON HTS WY, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

This beautiful, spacious home is practically brand new &offers a wonderful blank canvas for you to make it your own. It’s situated on a premium lot, boasting one of the larger floorplans &lots in its section. Downstairs, crown molding adorns most of the rooms. Granite countertops in kitchen & all baths. All 2nd bedrooms feature [...]

Rooms & Units Description

Property title: 40280 Heron Heights Magnolia Texas 77354

Room Count: 16

Room Description: 1 Living Area,Breakfast Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

Beds Max: 5

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

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

Photo Count: 44

HOA Mandatory: 1

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Original List Price: 475000.00

Property Details

Parcel Number: 2212-91-01200

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Devon Street Homes

Price Sq Ft List: 161.35

Acres: 0.2058

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Covered Patio/Deck,Side Yard,Sprinkler System

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,High Ceiling

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gas Connections,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Blown Fiberglass,Radiant Attic Barrier

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

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 3.2146

Tax Amount: 12175

Tax Year: 2022

Maint Fee Includes: Grounds,Other,Recreational Facilities

Other Mandatory Fee: Transfer/Capitalization/Foundation fees-see attach

Fee Other: 1

Fee Other Amount: 210/647.50/0.5%

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 15

County Or Parish: Montgomery

School District: 36 - Magnolia

Directions: From SH 249- Go North on 249 & exit FM 1488. Turn right on 1488 East. Turn right on Mill Creek Rd, take a right on N. Heron Heights Way. Continue straight until it curves & becomes S. Heron Heights Way. Go straight down S Heron Heights until slightly curves again, & it will be the 4th house on the right of curb.

School Elementary: MAGNOLIA PARKWAY ELEMENTARY SCHOOL

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

School High: MAGNOLIA HIGH SCHOOL

Subdivision: Audubon Creekside North

Geo Market Area: Magnolia/1488 West

State: Texas

Zip: 77354

City: Magnolia

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: Exclusions,Mud,Sellers Disclosure

Disposal: 1

Exclusions: tv mount brackets, washer & dryer

Finance Available: Cash Sale,Conventional,Owner Financing,VA

Range Type: Gas Range

Legal: S221291 - AUDUBON CREEKSIDE NORTH 03B, BLOCK 2, LOT 4

DOM: 16

Courtesy of

List Office Name: United Real Estate