

$425,000.00

## 40402 MOSTYN DR, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

Welcome to 40402 Mostyn Dr in Mostyn Manor! This 4 bedroom, 2.5 bath w/ an oversized garage is just off FM 1488, like new + on a large corner lot! Upon entry you have the 4th bedroom that is currently acting as a home office. The large living area with high ceilings is open to […]

## Rooms & Units Description

**Property title:** 40402 Mostyn Magnolia Texas 77354

**Room Count:** 6

**Room Description:** 1 Living Area,Kitchen/Dining Combo,Utility Room in House

**Beds Max:** 4

**Bed Room Description:** Split Plan,Walk-In Closet

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

**Photo Count:** 43

**HOA Mandatory:** 1

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Original List Price:** 425000.00

## Property Details

**Parcel Number:** 7308-06-01700

**Lot Desciption:** Corner

**Style:** Contemporary/Modern

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

**Price Sq Ft List:** 162.52

**Acres:** 0.2804

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

**Dwelling Type:** Free Standing

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck,Porch

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Double-Wide Driveway

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat

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

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer

**Countertops:** Quartz

**Microwave:** 1

**Siding:** Brick,Wood

## Fees & Taxes

**Tax Rate:** 1.7646
**Tax Amount:** 7045
**Tax Year:** 2022
**Other Mandatory Fee:** transfer fees to TriStar and HOA
**Fee Other:** 1
**Fee Other Amount:** 500

## Basics

**Baths Full:** 2
**Baths Half:** 1
**Year Built Src:** Appraisal District

## Location Details

**Area:** 15
**County Or Parish:** Montgomery
**School District:** 36 - Magnolia
**Directions:** From I-45 N, exit FM 1488 and head west. Turn right on Community Rd., turn left on Mostyn Dr. Home is on the corner.
**School Elementary:** MAGNOLIA PARKWAY ELEMENTARY SCHOOL
**School Middle:** BEAR BRANCH JUNIOR HIGH SCHOOL
**School High:** MAGNOLIA HIGH SCHOOL
**Subdivision:** Mostyn Manor 06
**Geo Market Area:** Magnolia/1488 East
**State:** Texas
**Zip:** 77354
**City:** Magnolia

## Miscellaneous

**Annual Maint Desc:** Mandatory
**Realist Block:** Deed Restrictions
**Connections:** Washer Connections
**Disclosures:** Sellers Disclosure
**Disposal:** 1
**Finance Available:** Assumable 1st Lien,Cash Sale,Conventional,FHA,VA
**Range Type:** Gas Range
**Legal:** S730806 - MOSTYN MANOR 06, BLOCK 2, LOT 15
**DOM:** 2



## Courtesy of

**List Office Name:** Inked Real Estate