

$262,990.00

40070 MILL CREEK RD, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

TAKE ADVANTAGE of this NEW HOME OPPORTUNIY — located in the new MILL CREEK community just minutes from the Aggie Expressway/Hwy 249 and easy access to shopping & dining. Zoned for MAGNLOLIA ISD schools! Community offers walking trails, park, splashpad, and more! This 3 bed, 2 bath DR HORTON home is STUNNING and LOADED w/ […]

Rooms & Units Description

Property title: 40522 Birch Shadows Magnolia Texas 77354

Room Count: 5

Room Description: Breakfast Room,Kitchen/Dining Combo,Utility Room in House

Beds Max: 3

Bed Room Description: All Bedrooms Down

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Shower Only,Primary Bath: Tub/Shower Combo

Photo Count: 22

HOA Mandatory: 1

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Original List Price: 262990.00

Green Certification: Energy Star Qualified Home,Home Energy Rating/HERS

Property Details

Parcel Number: 7148-05-07900

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: DR Horton

Price Sq Ft List: 185.86

Acres: 0.14

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: To Be Built/Under Construction

Stories: 1

Floors: Carpet,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

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

Interior: Fire/Smoke Alarm,Prewired for Alarm System

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Energy: Attic Vents,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Cellulose,Insulation - Blown Fiberglass,Insulation - Spray-Foam,Other Energy Features,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

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

Fees & Taxes

Tax Rate: 3.2

Other Mandatory Fee: Transfer Fees

Fee Other: 1

Fee Other Amount: TBD

Basics

Baths Full: 2

Year Built Src: Builder

Completion Date: 2023-02-28

Location Details

Area: 15

County Or Parish: Montgomery

School District: 36 - Magnolia

Directions: I-45N, Exit FM 1488 - go West. Pass FM 2978, traveling approx. 5 miles. Mill Creek Community is located on your right just pass Magnolia High School at Mill Creek Rd.

School Elementary: MAGNOLIA PARKWAY ELEMENTARY SCHOOL

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

School High: MAGNOLIA HIGH SCHOOL

Subdivision: Mill Creek

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,Washer Connections

Disclosures: Mud,Other Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Range

Legal: S714805 - Mill Creek Estates 05, BLOCK 4, Lot 30

DOM: 172

Courtesy of

List Office Name: Keller Williams Woodlands