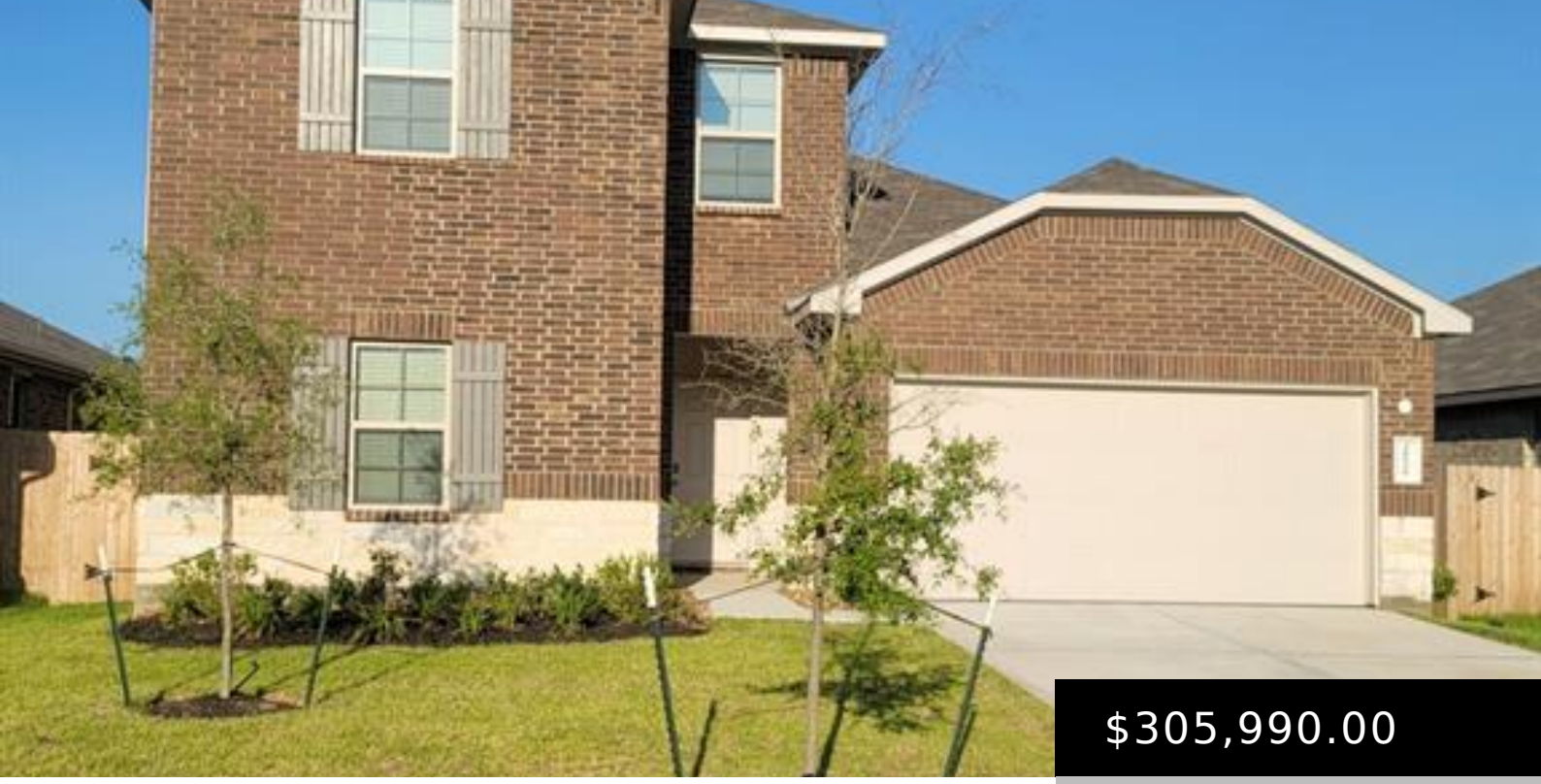


$305,990.00

40560 BIRCH SHADOWS CT, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

FANTASTIC NEW D. R. HORTON BUILT 4 BEDROOM IN MILL CREEK! MOVE-IN READY! Sought-After Interior Layout with Two Bedrooms & Two Full Baths Downstairs! Wonderful Location on Low-Traffic Cul-de-Sac Street! Open Concept Living – Large Dining Area Opens to Family Room & Island Kitchen! Privately Located First Floor Primary Suite Offers Great Bath with Huge [...]

Rooms & Units Description

Property title: 40530 Birch Shadow Magnolia Texas 77354

Room Count: 4

Room Description: Breakfast Room,Family Room,Gameroom Up,Utility Room in House

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

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

Photo Count: 12

HOA Mandatory: 1

Additional School: BEAR BRANCH INTERMEDIATE SCHOOL

Original List Price: 305990.00

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

Completed Construction Date: 2023-05-30

Property Details

Parcel Number: 7148-05-07700

Lot Desciption: Cul-De-Sac,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: D. R. Horton

Price Sq Ft List: 140.81

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 2

Floors: Vinyl

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Utility District: 1

Property Features

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

Interior: Crown Molding,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

Pool Area: 1

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,Walk-in Pantry

Oven Type: Freestanding Oven,Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Water District

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 3.1146

Tax Year: 2023

Maint Fee Includes: Recreational Facilities

Other Mandatory Fee: transfer fee

Fee Other: 1

Fee Other Amount: $250

Basics

Baths Full: 3

Year Built Src: Builder

Price Change Timestamp: 2023-08-16T11:43:11.670

Location Details



Area: 15

County Or Parish: Montgomery

School District: 36 - Magnolia

Directions: From Hwy 249 headed North, Exit & head East (Right) @ FM 1488. Turn Left @ Mill Creek Road, then R @ Creekside Bluff Trail. Follow signs to the model! (Or - from I-45 headed North, Exit & head West (Left) @ FM 1488. Go appx 5 miles, and Mill Creek will be on your right, just past Magnolia High School.)

School Elementary: WILLIE E. WILLIAMS ELEMENTARY SCHOOL

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

School High: MAGNOLIA WEST 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,Restricted

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,No Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Freestanding Range,Gas Range

Legal: S714805 - Mill Creek Estates 05, BLOCK 4, Lot 28

Courtesy of

List Office Name: D.R. Horton Homes