$325,990.00

## 40615 GUILLEMONT LN, THE WOODLANDS, TX 77354, USA

https://bunkerhillhomes.com

2 Story, 4 Bedroom, 2 ½ Baths, Gas Fireplace, Primary Bedroom Downstairs, Open Concept Kitchen/Dining Combo, Game Room Up, Granite Kitchen Countertops with Island, 3″x6″ Tile Backsplash, Upgraded Stainless Steel Appliances with Microwave, 42” Upper Kitchen Cabinets with 2” Crown Molding, Upgraded Trim Package, 2” Window Blinds, Upgraded Carpet and Pad, Landscaping with Full Sod […]

## Rooms & Units Description

**Property title:** 40615 Guillemont Magnolia Texas 77354

**Room Count:** 11

**Room Description:** Family Room,Gameroom Up,Kitchen/Dining Combo,Utility Room in House

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

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

**Photo Count:** 15

**HOA Mandatory:** 1

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Original List Price:** 335884.00

**Green Certification:** Environments for Living

**Completed Construction Date:** 2023-02-06

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 2212-90-03300

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Devon Street Homes

**Price Sq Ft List:** 136.57

**Acres Desciption:** 0 Up To 1/4 Acre

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** Never Lived In

**Stories:** 2

**Floors:** Carpet,Vinyl Plank

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Porch,Sprinkler System

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,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

**Fireplace Description:** Gas Connections,Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Attic Vents,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,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

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water,Water District

**Countertops:** Granite in Kitchen

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Other Mandatory Fee:** Transfer/Cap

**Fee Other:** 1

**Fee Other Amount:** 630

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-31T14:45:04.830

## Location Details



**Area:** 15

**County Or Parish:** Montgomery

**School District:** 36 - Magnolia

**Directions:** From Houston: Take Sam Houston Parkway (Beltway 8) to TX FM 249 and Go North Toward Tomball. Go Approx. 9 miles and Exit FM 1488. Turn Right On FM 1488 and Go Approx. 2 Miles. Turn Right Onto Mill Creek Rd. (Entrance to Audubon). Sales Office is Located at 40211 Bay Warbler Ct., Magnolia, TX 77354.

**School Elementary:** MAGNOLIA PARKWAY ELEMENTARY SCHOOL

**School Middle:** BEAR BRANCH JUNIOR HIGH SCHOOL

**School High:** MAGNOLIA HIGH SCHOOL

**Subdivision:** Audubon

**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:** Mud,Other Disclosures

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Range Type:** Gas Range

**Legal:** LOT 7 BLK 2 SEC 2B

**DOM:** 9

## Courtesy of

**List Office Name:** Keller Williams Signature