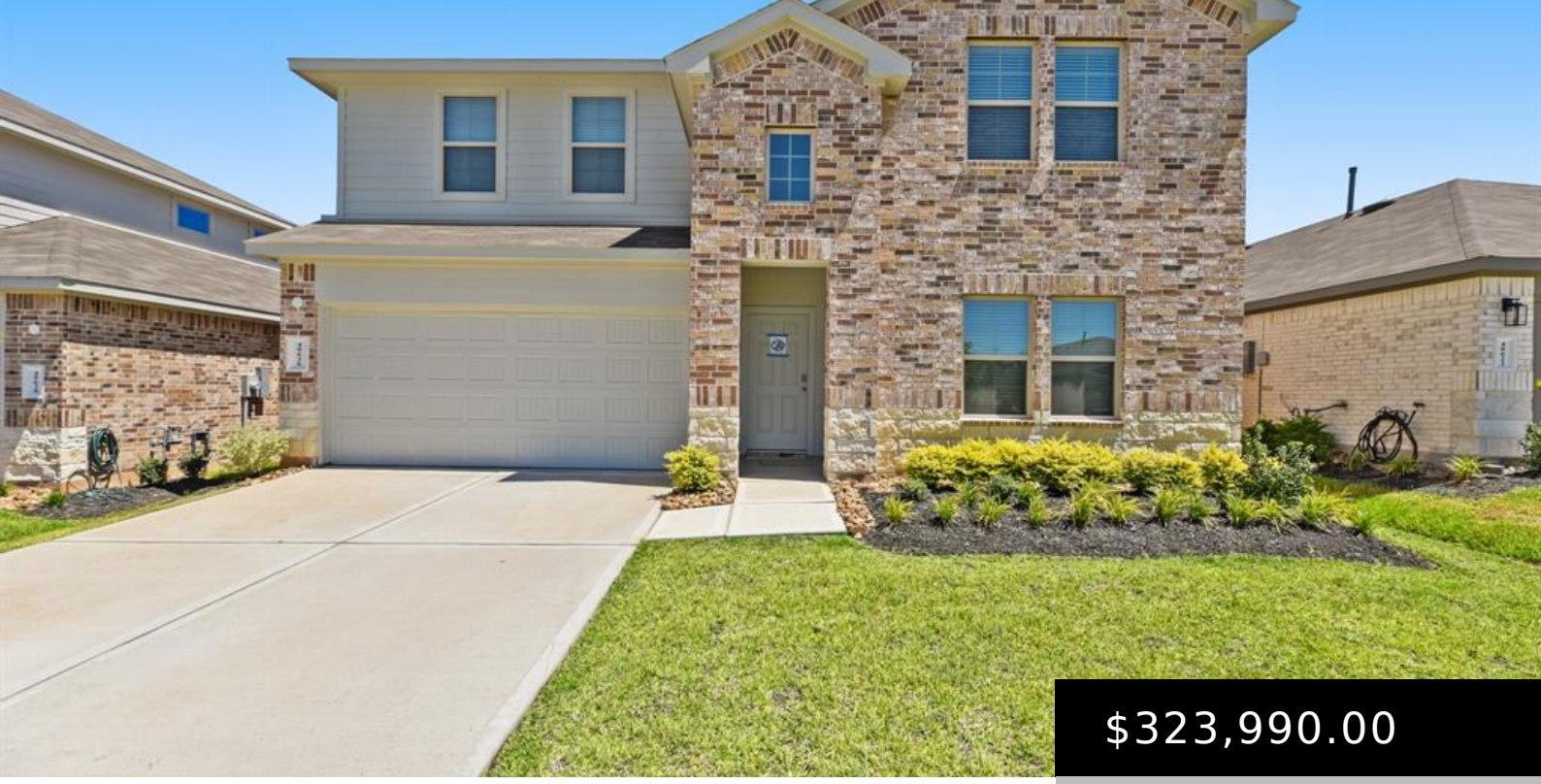


$323,990.00

## 40544 CREEKSIDE BLF TRL, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

ULTRA VERSATILE NEW D. R. HORTON BUILT 4 BEDROOM IN MILL CREEK! Wonderful Interior Layout with Home Office/Study/5th Bedroom AND Gameroom! Open Concept Interior Layout with Island Kitchen Open to Spacious Dining Area & Living Room! Privately Located First Floor Primary Suite Offers Great Bath with Two Big Walk-In Closets! Versatile Home Office/Study/5th Bedroom with [...]

## Rooms & Units Description

**Property title:** 40626 Creekside Bluff Magnolia Texas 77354

**Room Count:** 7

**Room Description:** Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Living/Dining Combo,Utility Room in House

**Beds Max:** 5

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

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

**Open House Public Upcoming:** Public: Fri Aug 4, 12:00PM-5:00PM

**Open House Public Count:** 3

**Photo Count:** 13

**HOA Mandatory:** 1

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Original List Price:** 336990.00

**Green Certification:** Home Energy Rating/HERS

**Completed Construction Date:** 2023-06-30

## Property Details

**Parcel Number:** 7148-05-00900

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** D. R. Horton

**Price Sq Ft List:** 126.51

**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,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

**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 - Spray-Foam,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:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-08-03T11:27:34.900

## 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:** MAGNOLIA PARKWAY 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 1, Lot 9

**DOM:** 30

## Courtesy of

**List Office Name:** D.R. Horton Homes