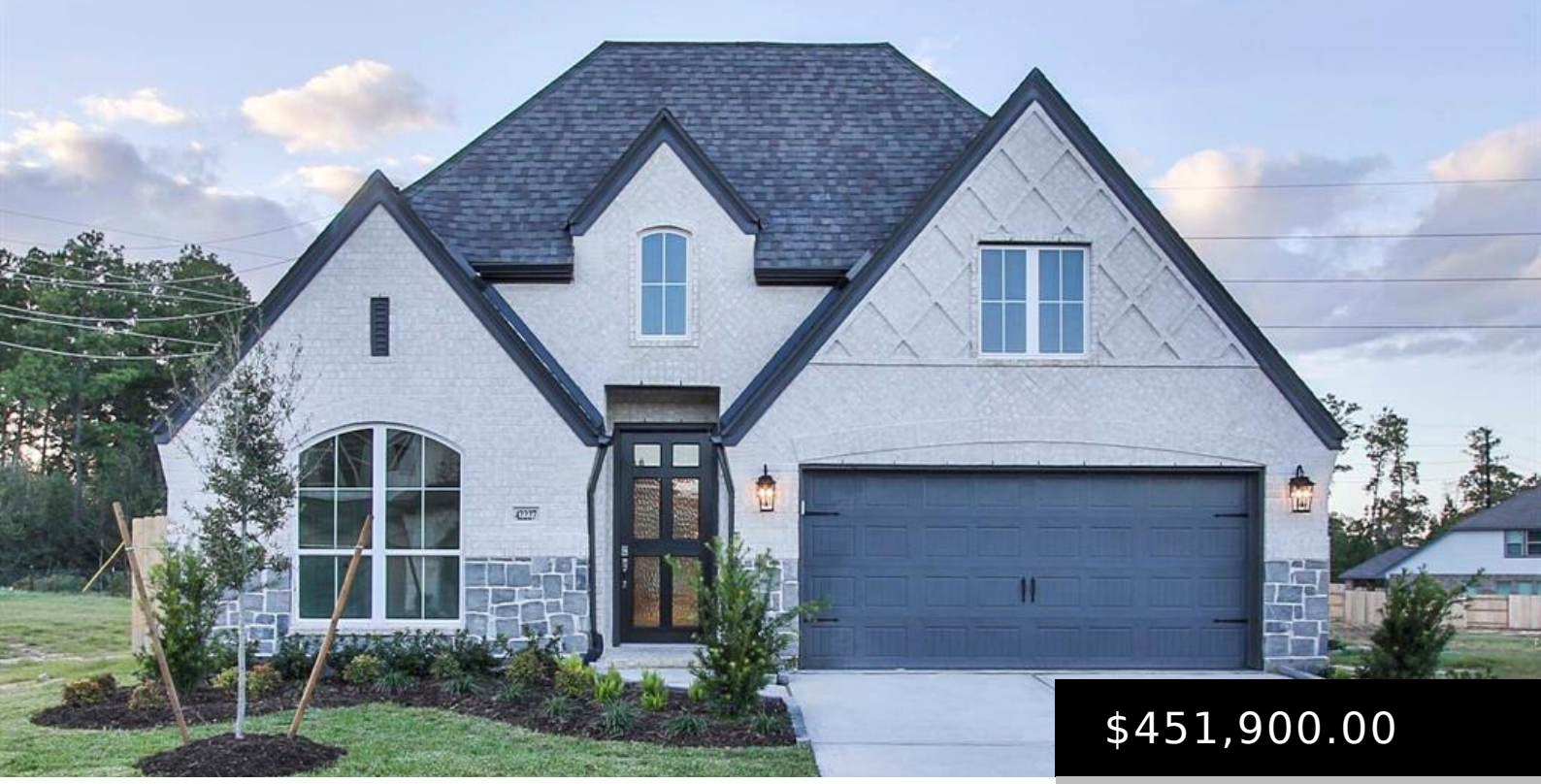


$451,900.00

## 6304 S TRACE DR, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

PERRY HOMES NEW CONSTRUCTION! Extended entry with 13-foot ceiling leads to open kitchen, dining area and family room. Kitchen offers generous counter space, corner walk-in pantry and inviting island with built-in seating space. Dining area flows into family room with wall of windows and a wood mantel fireplace. Game room with French doors just across [...]

## Rooms & Units Description

**Property title:** 42227 Cubierto Magnolia Texas 77354

**Room Description:** Family Room,Gameroom Down,Guest Suite,Living/Dining Combo

**Photo Count:** 8

**Original List Price:** 451900.00

**Room Count:** 7

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower

**HOA Mandatory:** 1

## Property Details

**Parcel Number:** 4570-02-02100

**Lot Desciption:** Subdivision Lot

**Lot Dimention:** 50x132

**Style:** Traditional

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

**Builder Name:** PERRY HOMES

**Price Sq Ft List:** 177.56

**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,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Interior:** Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas

**Cool System:** Central Electric

**Fireplaces Number:** 1

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

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry

**Oven Type:** Gas Oven

**Dishwasher:** 1

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

**Countertops:** Quartz

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 3.2

**Tax Year:** 2023

## Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-21T15:53:12.973

**Completion Date:** 2023-10-30

## Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** From 1488, head east towards 1774. Turn left at Magnolia Boulevard. Continue onto FM 1774. Turn right onto Escondido Pradoo Crossing and continue straight. Turn left on Oasis Springs Court and right on the Wandering Brook Street. The sales center will be at 1186 Wandering Brook Street.

**School Elementary:** LONE STAR ELEMENTARY SCHOOL (MONTGOMERY)

**School Middle:** OAK HILL JUNIOR HIGH SCHOOL

**School High:** LAKE CREEK HIGH SCHOOL

**Subdivision:** Escondido

**Geo Market Area:** Conroe Southwest

**State:** Texas

**Zip:** 77354

**City:** Magnolia

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Mud

**Disposal:** 1

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

**Range Type:** Gas Range

**Legal:** S457002 - Escondido 02, BLOCK 1, Lot 21

**DOM:** 17

## Courtesy of

**List Office Name:** Perry Homes Realty, LLC