

$975,000.00

## 5123 RANCH HILL DR, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

Don’t miss this charming Victorian style custom home on 2.77 acres with country living on a corner lot close to amenities. This idyllic 2-story boasts soaring ceilings as you walk in the front door! Cozy up in the open living room with brick fireplace. Primary suite on the 1st floor has its own sitting area […]

## Rooms & Units Description

**Property title:** 5123 Ranch Hill Magnolia Texas 77354

**Room Count:** 12

**Room Description:** 1 Living Area,Formal Dining,Gameroom Up,Guest Suite w/Kitchen,Home Office/Study,Living Area - 1st Floor,Quarters/Guest House,Utility Room in House

**Beds Max:** 6

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

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 50

**Guest House Sq Ft Source:** Seller

**HOA Mandatory:** 1

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Original List Price:** 975000.00

**Key Map:** 216A

## Property Details

**Parcel Number:** 8616-02-04100

**Lot Desciption:** Corner,Subdivision Lot,Wooded

**Style:** Traditional,Victorian

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

**Price Sq Ft List:** 239.97

**Acres:** 2.775

**Acres Desciption:** 2 Up to 5 Acres

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions,Horses Allowed, Deed Restrictions,Horses Allowed

## Property Features

**Exterior:** Back Yard,Covered Patio/Deck,Detached Gar Apt /Quarters,Exterior Gas Connection,Outdoor Fireplace,Outdoor Kitchen,Patio/Deck,Sprinkler System,Storage Shed

**Interior:** Crown Molding,Fire/Smoke Alarm,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Circle Driveway,Double-Wide Driveway,Porte-Cochere

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 1

**Carport Description:** Attached Carport

**Carport Spaces Count:** 2

**Heat System:** Central Electric

**Cool System:** Central Electric

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

**Fireplaces Number:** 2

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Tankless/On-Demand H2O Heater

**Kitchen Desc:** Breakfast Bar,Island w/ Cooktop,Pantry,Walk-in Pantry

**Oven Type:** Convection Oven,Electric Oven

**Dishwasher:** 1

**Water Sewer:** Aerobic,Septic Tank,Well

**Microwave:** 1

**Siding:** Brick,Wood

## Fees & Taxes

**Tax Rate:** 1.7646

**Tax Amount:** 8720

**Tax Year:** 2022

## Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

## Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 36 - Magnolia

**Directions:** I-45 North, exit FM 1488, west on 1488, right on Honea Egypt, right on Ranch Lake, left on Ranch Hill, home on the corner

**School Elementary:** TOM R. ELLISOR ELEMENTARY SCHOOL

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

**School High:** MAGNOLIA HIGH SCHOOL

**Subdivision:** Sendera Ranch 02

**Geo Market Area:** Magnolia/1488 East

**State:** Texas

**Zip:** 77354

**City:** Magnolia

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions,Horses Allowed

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Exclusions:** see attached list

**Exemptions:** Homestead,,,,,,,,,,

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

**Range Type:** Gas Cooktop

**Legal:** SENDERA RANCH 02, BLOCK 2, LOT 19, ACRES 2.775

**DOM:** 4

## Courtesy of

**List Office Name:** Target Realty, Inc.