

$715,000.00

## 6118 E BLUFF DR, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

I am thrilled to present a luxurious 2-story home that offers the perfect blend of style, comfort, and convenience. This new construction home features an open concept design, a gourmet kitchen with granite countertops and stainless steel appliances, a surround sound system, a master bedroom with vaulted ceilings, an en suite bathroom with double vanities, […]

## Rooms & Units Description

**Property title:** 6118 Bluff Magnolia Texas 77354

**Room Count:** 6

**Room Description:** Gameroom Up,Utility Room in House

**Beds Max:** 4

**Bed Room Description:** Primary Bed - 1st Floor

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

**Photo Count:** 32

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 745000.00

**Completed Construction Date:** 2022-11-30

## Property Details

**Parcel Number:** 7281-03-06400

**Lot Desciption:** Corner,Cul-De-Sac

**Style:** Ranch

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

**Builder Name:** Contreras Constructi

**Price Sq Ft List:** 249.91

**Acres:** 3.8

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

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** Never Lived In

**Stories:** 2

**Floors:** Laminate,Tile

**Ownership:** Full Ownership

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

## Property Features

**Exterior:** Covered Patio/Deck,Exterior Gas Connection,Porch

**Interior:** Crown Molding

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections,Wood Burning Fireplace

**Fireplaces Number:** 1

**Kitchen Desc:** Kitchen open to Family Room

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Septic Tank

**Microwave:** 1

**Siding:** Brick,Stone,Vinyl,Wood

## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-06-20T12:42:05.410

## Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** From Downtown Houston, merge into I-45 N take exit 79B for TX 242 W, slightly right onto TX 242 W/ College park dr, use the left 2 lanes to turn left onto Farm to Market rd 1488 W, Turn right onto Honea egypt Rd,this road will come Sendera Ranch rd, property on the right

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

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

**School High:** LAKE CREEK HIGH SCHOOL

**Subdivision:** MONTGOMERY TRACE

**Geo Market Area:** Conroe Southwest

**State:** Texas

**Zip:** 77354

**City:** Magnolia

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** S728103- Block 4 LOT 40

**DOM:** 172

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

**Disclosures:** Sellers Disclosure

**Exclusions:** none

**Range Type:** Gas Cooktop

**Access:** Driveway Gate

## Courtesy of

**List Office Name:** JPAR - The Sears Group