$3,000,000.00

## 8615 STANDARD RD, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

UNRESTRICTED PROPERTY IN A GROWING AREA WITH GREAT POTENTIAL!! Nestled in between Toll Brothers – North Grove & Lakes of Black Oak subdivisions w easy access to The Woodlands. Prime Location for Storage Buildings, Office Building or other Commercial Business. You don’t want to miss out on this great investment opportunity!

# Rooms & Units Description

**Property title:** 8615 Standard Magnolia Texas 77354

**Room Count:** 4

**Room Description:** 1 Living Area

**Bed Room Description:** All Bedrooms Down

**Master Bath Desc:** Primary Bath: Tub/Shower Combo

**Photo Count:** 7

## Property Details

**Parcel Number:** 0078-00-08800
**Style:** Ranch
**Price Sq Ft List:** 2272.73
**Acres Desciption:** 1 Up to 2 Acres
**Stories:** 1
**Restrictions:** No Restrictions, No Restrictions
**Lot Desciption:** Cleared
**List Type:** Exclusive Right to Sell/Lease
**Acres:** 1.8
**Dwelling Type:** Free Standing
**Floors:** Carpet,Tile

## Property Features

**Exterior:** Back Yard,Porch,Storage Shed
**Roof:** Composition
**Garage Carport:** Additional Parking
**Carport Spaces Count:** 3
**Cool System:** Central Electric
**Energy:** Ceiling Fans,High-Efficiency HVAC,Insulation - Batt
**Oven Type:** Convection Oven
**Water Sewer:** Septic Tank,Well
**Siding:** Brick
**Interior:** Crown Molding,Fire/Smoke Alarm
**Foundation:** Slab
**Carport Description:** Detached Carport
**Heat System:** Central Electric
**Pool Private:** 1, In Ground
**Kitchen Desc:** Island w/o Cooktop,Pantry
**Dishwasher:** 1
**Microwave:** 1

## Fees & Taxes

**Tax Rate:** 1.9722
**Tax Year:** 2021
**Tax Amount:** 3282

## Basics

**Baths Full:** 2
**Year Built Src:** Appraisal District

## Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 36 - Magnolia

**Directions:** from 1488 turn on 2978. Continue straight to stay on FM2978 5.0 mi. Turn left onto Hufsmith Conroe Rd 0.2 mi. Turn left onto Standard Rd Destination will be on the right

**School Elementary:** CEDRIC C. SMITH ELEMENTARY SCHOOL

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

**School High:** MAGNOLIA HIGH SCHOOL

**Subdivision:** Southeast Mag-Abst-A9

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

**State:** Texas

**Zip:** 77354

**City:** Magnolia

## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** No Restrictions

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

**Disclosures:** Sellers Disclosure

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

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

**Range Type:** Electric Cooktop

**Legal:** A0078 - BROWN JAMES, TRACT 88, ACRES 1.8

**DOM:** 597

## Courtesy of

**List Office Name:** Patrons Realty

