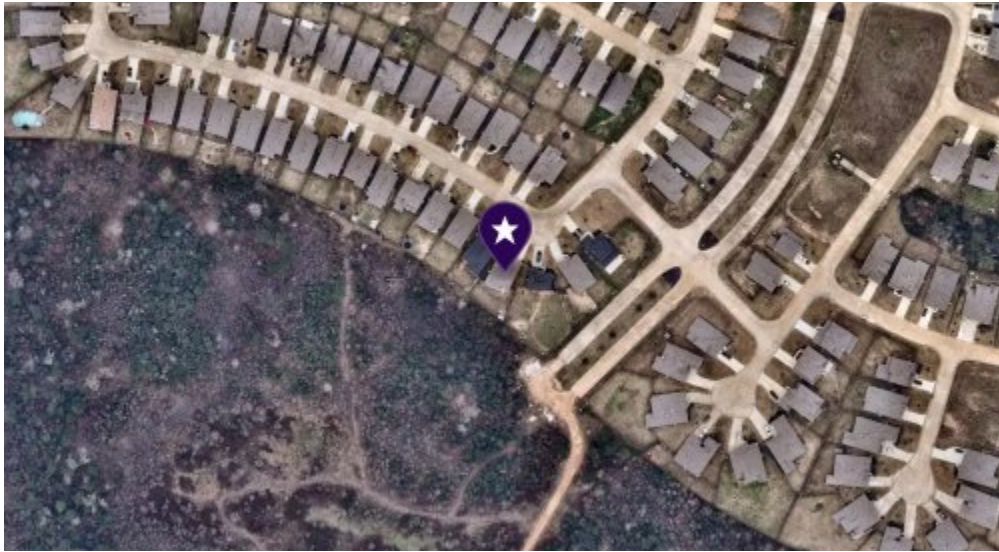


Comparative Market Analysis



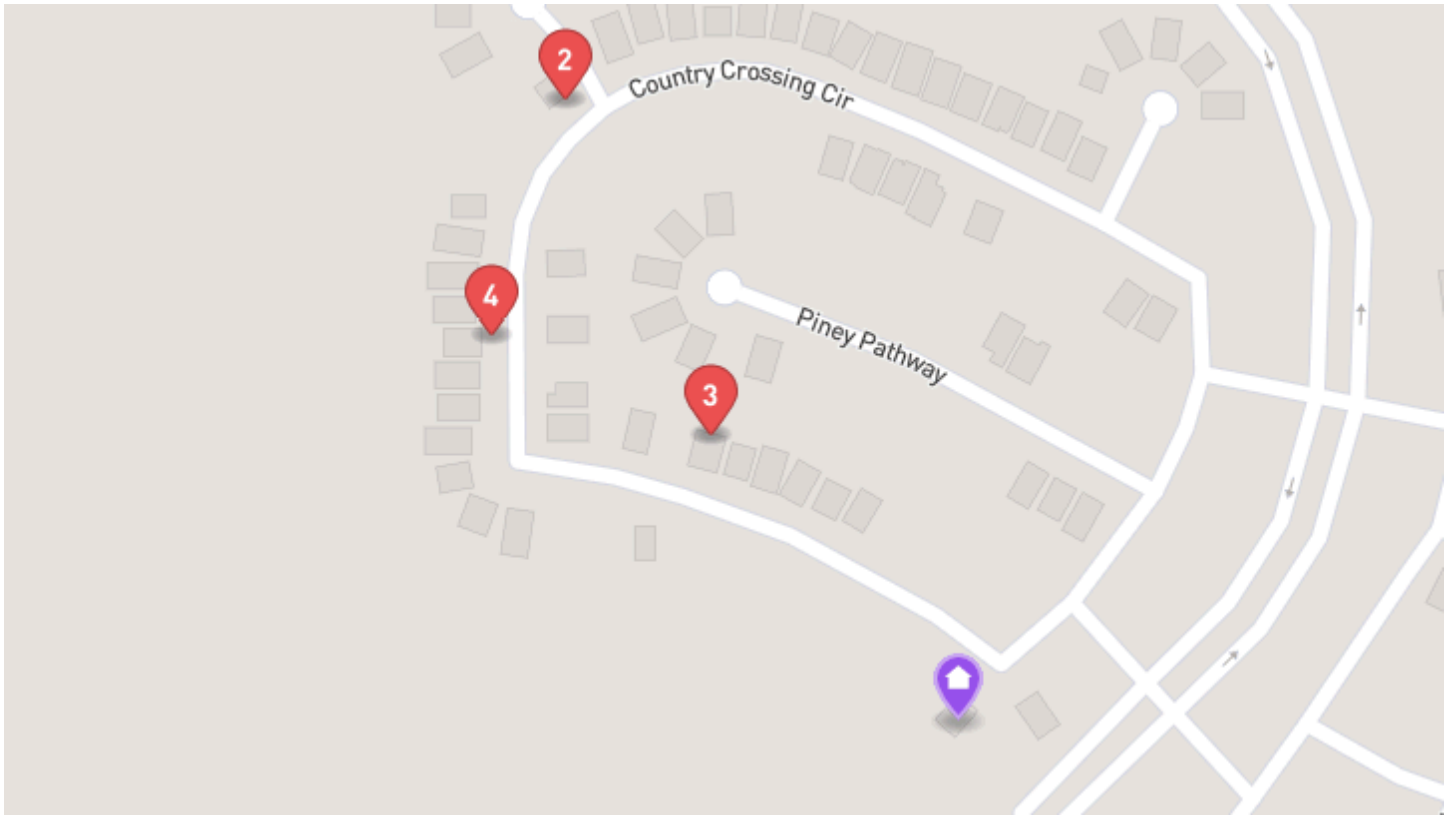
**316 Country Crossing Circle, Magnolia, Texas
77354**

Brenda

MAY 4, 2022

Carlos Puckerin

Map of Comparable Listings



STATUS: S = SOLD

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	↑	316 Country Crossing Cir	-	2.00	1,443	-
2	63388563	S	200 Country Crossing Circle	3	2.00	1,568	\$263,000
3	79025599	S	277 Country Crossing Circle	3	2.00	1,622	\$267,900
4	86615136	S	232 Country Crossing Circle	3	2.00	1,622	\$285,009

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
200 Country Crossing Circle	3/25/22	3	2.00	1,568	\$263,000	\$168
277 Country Crossing Circle	3/31/22	3	2.00	1,622	\$267,900	\$165
232 Country Crossing Circle	4/22/22	3	2.00	1,622	\$285,009	\$176
Averages				1,604	\$271,969	\$170

200 Country Crossing Circle

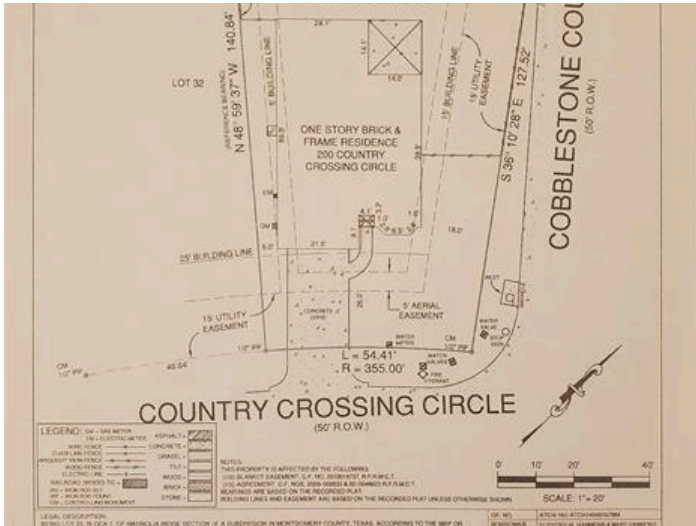
Magnolia, Texas 77354

MLS #63388563

\$263,000

SOLD 3/25/22

3 Beds 2.00 Baths
1,568 Sq. Ft. (\$168 / sqft)

Year Built 2014
Days on market: 0


Details

Prop Type: Single-Family

Lot Size (sqft): 9,396

List Price: \$259,999

Middle: Magnolia Junior High School

County: Montgomery

Garages: 2

Orig list price: \$259,999

Elementary: Willie E. Williams Elementary School

Area: 15

List date: 3/8/22

Taxes: \$4,438

Subdivision: Magnolia Ridge 04

Sold date: 3/25/22

School District: 36 Magnolia

Style: ["Ranch", "Traditional"]

Off-market date: 3/8/22

High: Magnolia West High School

Full baths: 2.0

Updated: Mar 25, 2022 10:40 AM

Features

Annual Maint Desc:

Mandatory

Foundation: Slab

Maint Fee Amt: 465

Siding: Brick, Cement Board

Cool System: Central Electric

Garage Desc: Attached Garage

Oven Type: Freestanding Oven, Gas Oven

Stories: 1.0

Countertops: GRANITE

Heating: Central Gas

Pool Private: False

Water Sewer: Public Sewer, Public Water

Disclosures: Sellers Disclosure

Legal Subdivision: MAGNOLIA RIDGE

Range Type: Freestanding Range, Gas Cooktop

Exterior Features: Back Yard, Back Yard Fenced, Covered Patio/Deck, Side Yard

List Type: Exclusive Right to Sell/Lease

Roof: Composition

Floors: Tile

Lot Description: Cleared, Corner, Subdivision Lot

Room Description: Breakfast Room, Family Room, Kitchen/Dining Combo

Carlos Puckerin

Remarks

LARGE CORNER LOT IN QUIET NEIGHBORHOOD- GREAT FLOORPLAN IS VERY SPACE EFFICIENT- GREAT FLOW- GRANITE COUNTER TOPS IN KITCHEN OVERLOOKING THE LIVING ROOM- ALL ROOMS ARE WELL SIZED- WOOD TILE- LARGE COVERED BACK PATIO OVERLOOKING A HUGE YARD WITH GATES ON BOTH SIDES- BRAND NEW FULL HOME GENERATOR BEING INSTALLED AS WE SPEAK (NICE BONUS) - SELLER JUST FOUND OUT HE'S RELOCATING FOR WORK- HOME IS IN GREAT SHAPE- SELLER IN PROCESS OF PACKING UP SO PLEASE EXCUSE ANY BOXES AND/OR MISCELLANEOUS MESSINESS- COME SEE EVERYTHING WE HAVE TO OFFER, WELCOME HOME.

200 Country Crossing Circle

Magnolia, Texas 77354

MLS #63388563

\$263,000

SOLD 3/25/22

3 Beds 2.00 Baths

Year Built 2014

1,568 Sq. Ft. (\$168 / sqft)

Days on market: 0



277 Country Crossing Circle Magnolia, Texas 77354

MLS #79025599

\$267,900

SOLD 3/31/22

3 Beds 2.00 Baths

Year Built 2012

1,622 Sq. Ft. (\$165 / sqft)

Days on market: 6



Details

Prop Type: Single-Family

County: Montgomery

Area: 15

Subdivision: Magnolia Ridge 04

Style: ["Traditional"]

Full baths: 2.0

Lot Size (sqft): 7,229

Garages: 2

List date: 3/4/22

Sold date: 3/31/22

Off-market date: 3/10/22

Updated: Apr 4, 2022 4:42 AM

List Price: \$259,900

Orig list price: \$259,900

Taxes: \$4,471

School District: 36 Magnolia

High: Magnolia West High School

Middle: Magnolia Junior High School

Elementary: Willie E. Williams Elementary School

Features

Annual Maint Desc:

Mandatory

Cool System: Central Electric

Countertops: Granite

Disclosures: Sellers Disclosure

Energy: Ceiling Fans, Digital Program Thermostat, Insulated/Low-E windows

Exterior Features: Back Yard, Back Yard Fenced, Covered Patio/Deck

Floors: Laminate, Tile

Foundation: Slab

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage

Heating: Central Gas

Interior Features: Crown Molding, Fire/Smoke Alarm

Legal Subdivision: MAGNOLIA RIDGE

List Type: Exclusive Right to Sell/Lease

Lot Description: Subdivision Lot

Maint Fee Amt: 400

Oven Type: Gas Oven

Pool Private: False

Range Type: Gas Range

Roof: Composition

Room Description: Breakfast Room, Family Room, Formal Dining, Utility Room in House

Siding: Brick, Cement Board

Stories: 1.0

Water Sewer: Other Water/Sewer, Public Sewer, Public Water

Carlos Puckerin

Remarks

Cute and Clean 3 bedroom 2 bath home with attractive hard surface flooring throughout main living areas and neutral colors. Fresh Paint (March 2022) and NO CARPET! Spacious and open family room with flex space or formal dining! Covered patio and a great backyard!! Primary Bathroom features double sinks, soaking tub and separate shower, plus linen closet! Kitchen features granite countertops, gas stove, refrigerator included and breakfast bar! Magnolia ISD!

277 Country Crossing Circle

Magnolia, Texas 77354

MLS #79025599

\$267,900

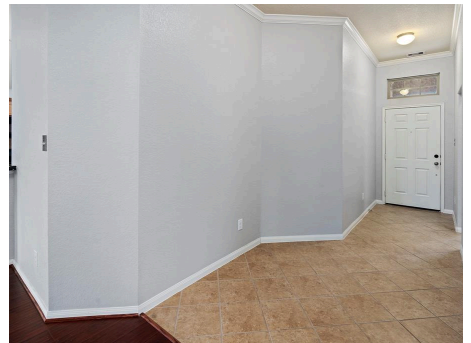
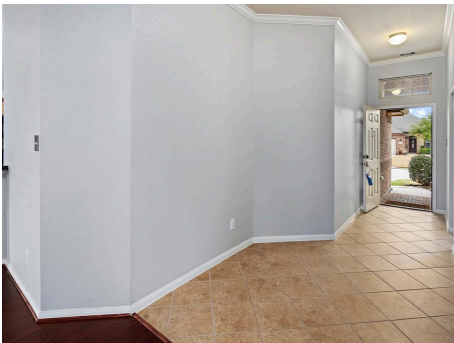
SOLD 3/31/22

3 Beds 2.00 Baths

Year Built 2012

1,622 Sq. Ft. (\$165 / sqft)

Days on market: 6

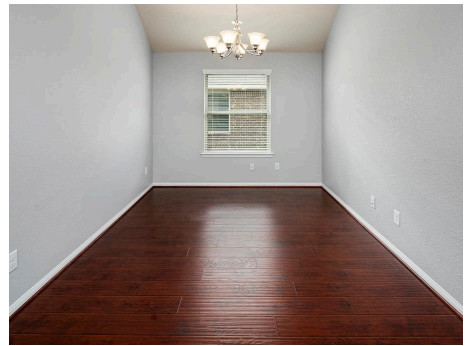
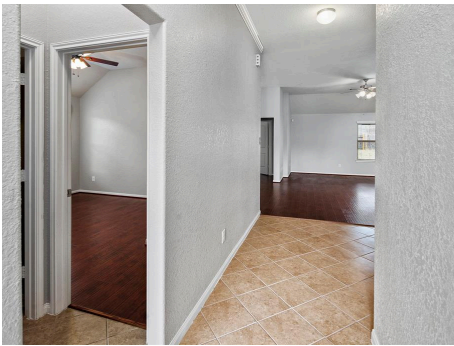


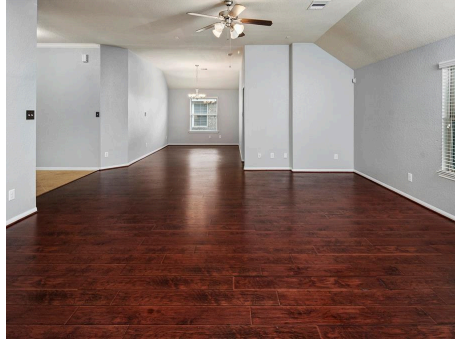
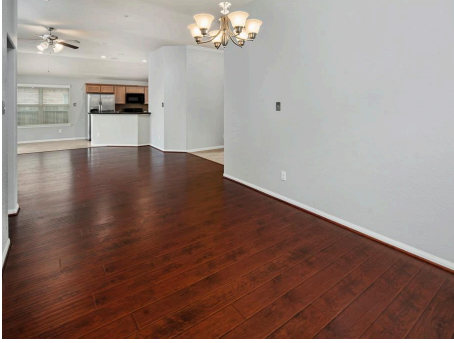
Carlos Puckerin

277 Country Crossing Circle

Magnolia, Texas 77354

MLS #79025599





232 Country Crossing Circle

Magnolia, Texas 77354

MLS #86615136

\$285,009

SOLD 4/22/22

3 Beds 2.00 Baths
1,622 Sq. Ft. (\$176 / sqft)

Year Built 2012
Days on market: 3


Details

Prop Type: Single-Family

County: Montgomery

Area: 15

Subdivision: Magnolia Ridge
04

Style: ["Traditional"]

Full baths: 2.0

Lot Size (sqft): 7,754

Garages: 2

List date: 3/25/22

Sold date: 4/22/22

Off-market date: 3/28/22

Updated: Apr 22, 2022 11:12
AM

List Price: \$289,000

Orig list price: \$289,000

Taxes: \$4,213

School District: 36 Magnolia

High: Magnolia West High
School

Middle: Magnolia Junior
High School

Elementary: Willie E.
Williams Elementary School

Features

Annual Maint Desc:

Mandatory

Cool System: Central Electric

Disclosures: Sellers
Disclosure

Energy: Ceiling Fans, Digital
Program Thermostat,
Insulated/Low-E windows,
Radiant Attic Barrier

Exterior Features: Back
Green Space, Back Yard,
Back Yard Fenced, Patio/
Deck, Porch

Fireplaces: 1

Floors: Carpet, Tile

Foundation: Slab

Garage Desc: Attached
Garage

Heating: Central Gas

List Type: Exclusive Right to
Sell/Lease

Lot Description: Subdivision
Lot

Maint Fee Amt: 425

Maint Fee Includes: Grounds

Pool Private: False

Range Type: Gas Cooktop

Roof: Composition

Room Description: 1 Living
Area, Breakfast Room

Siding: Brick

Stories: 1.0

Water Sewer: Public Sewer,
Public Water

Carlos Puckerin

Remarks

This beautiful one story brick home has a great open living space with fireplace. Primary bedroom is separate from the two guest rooms. The kitchen is open to the living areas and there is a breakfast dining room overlooking the back yard. The back yard is fully fenced and is considered an oversized back yard. The home backs up to a wooded green space with no homes behind it. Live close to easy access to 1488.

232 Country Crossing Circle

Magnolia, Texas 77354

MLS #86615136

\$285,009

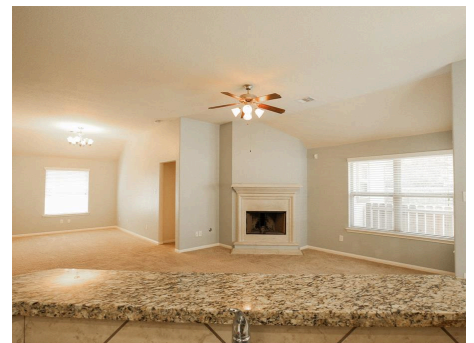
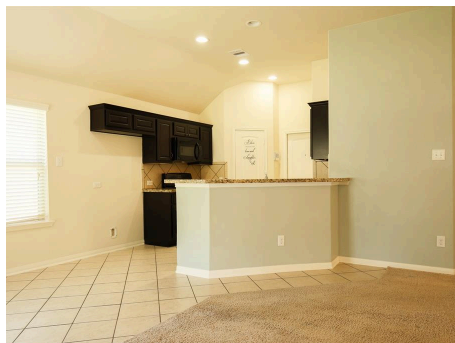
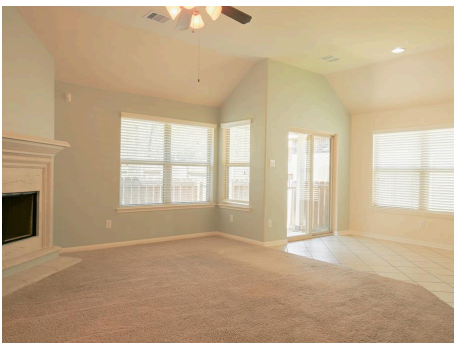
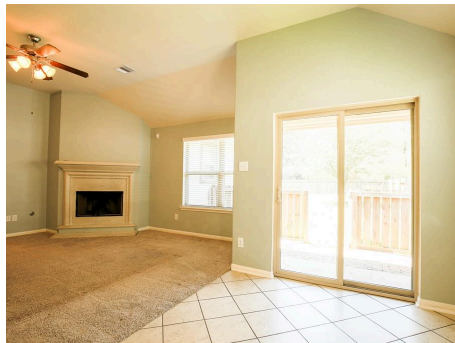
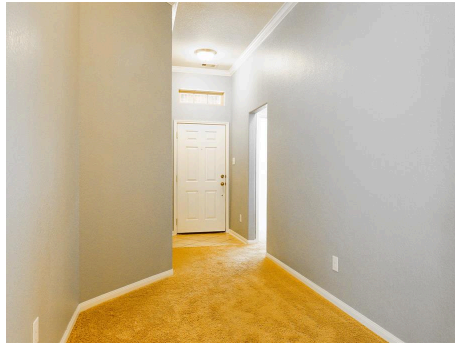
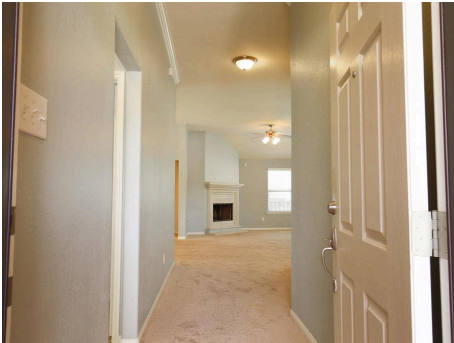
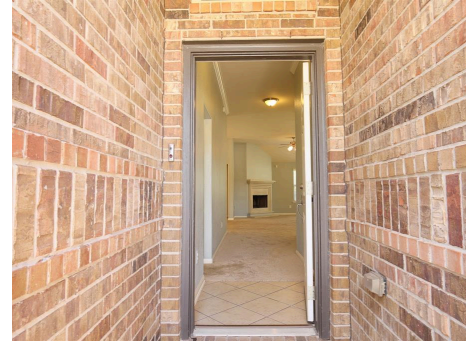
SOLD 4/22/22

3 Beds 2.00 Baths

Year Built 2012

1,622 Sq. Ft. (\$176 / sqft)

Days on market: 3

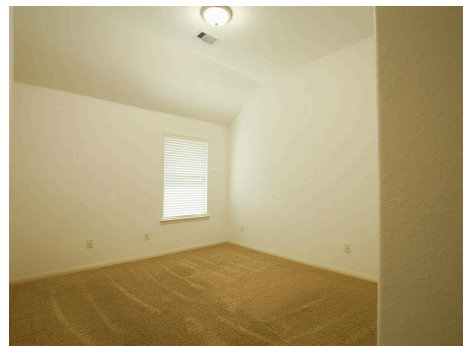
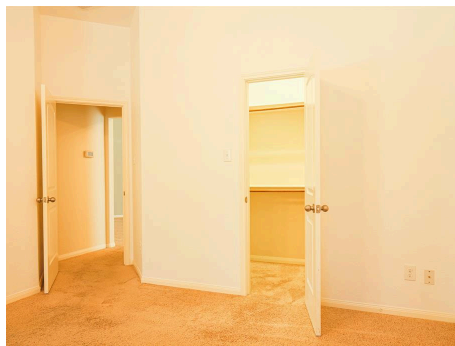
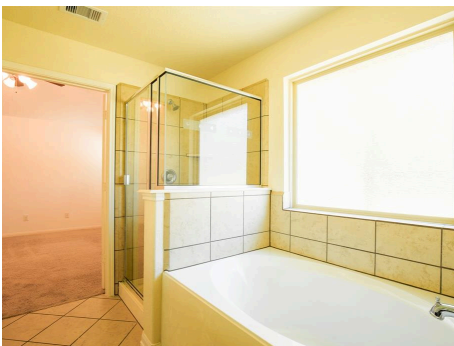
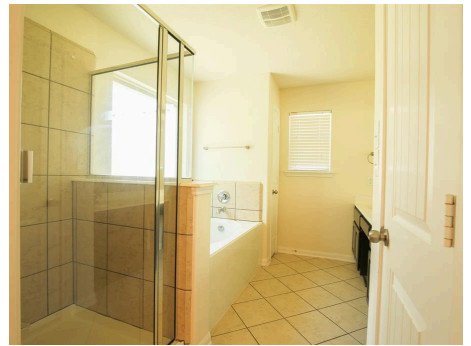
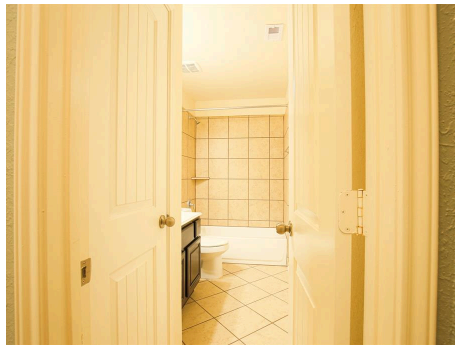
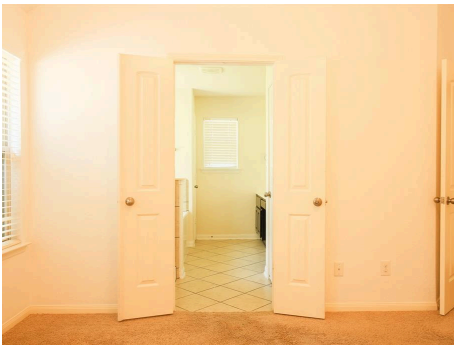
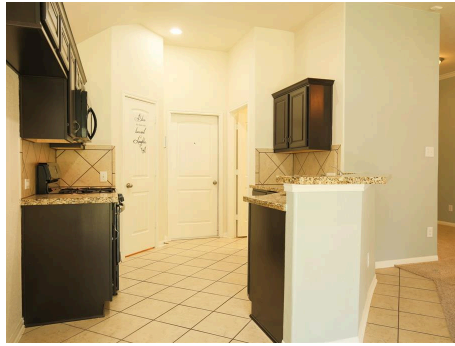


Carlos Puckerin

232 Country Crossing Circle

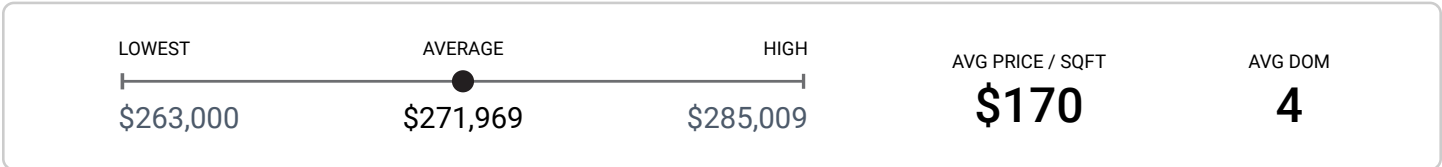
Magnolia, Texas 77354

MLS #86615136



Comparable Property Statistics

S 3 Sold Listings



Sold Property Analysis

Averages

100.9%

Homes sold for an average of 100.9% of their list price.

4

Days on market

It took an average of 4 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
200 Country Crossing Circle	\$259,999	\$263,000	101.15%	-	\$168
277 Country Crossing Circle	\$259,900	\$267,900	103.08%	6	\$165
232 Country Crossing Circle	\$289,000	\$285,009	98.62%	3	\$176
Averages	\$269,633	\$271,969	100.87%	4	\$170

My Ratings And Reviews On Zillow

Carlos Puckerin, eXp Realty LLC



Bought a single family home in 2022 in Houston, TX 77018. ★★★★★

04/25/2022

Carlos and his group did a great job in helping me find my home! They are all extremely responsive and used all of their resources to make sure I was taken care of!

Bought a single family home in 2022 in Houston, TX 77022. ★★★★★

04/20/2022

Shane was so helpful in finding us the perfect home! He has great communication and was available when we had any questions. He drove all over town to show us some properties we sent him the same day. ...

Bought a single family home in 2022 in Montgomery, TX 77316. ★★★★★

04/15/2022

We are so glad Carlos helped us with the purchase of our new home. He was very responsive when we called him or txt him. He did a masterful job of keeping this home purchase on track for a smooth and ...

Sold a single family home in 2022 in Crosby, TX 77532. ★★★★★

04/14/2022

Highly recommended.....Carlos and his team came into my life when I was in a bad place and they showed me nothing but love and blessed me the whole process with selling my home was easy and smooth ...

Sold a single family home in 2022 in Baytown, TX 77520. ★★★★★

04/11/2022

Carlos helped me sell an inherited house and took all the stress and work out of it. He made the sale a breeze and took all the pressure off of me! I would definitely recommend Carlos to anyone buying ...

Bought and sold a single family home in 2022 in Houston, TX 77044. ★★★★★

03/31/2022

Carlos and his wife Nicole were AMAZING!! They helped us sell our home literally in 1 day. And helped us buy our dream home. We closed in less than 30 days!! They were available day and night for all ...

Sold a mobile home in 2022 in Egypt, TX 77354. ★★★★★

03/31/2022

Carlos knew what he was doing and helped me all the way was great doing business with him he is very knowledgeable and very friendly easy to communicate with.

Bought a mobile home in 2022 in Egypt, TX 77354. ★★★★★

03/30/2022

Carlos is amazing. Since we met him first time we know we can trust in him completely. He has always answered every call or email quickly. Everything are on time : showing, closing... We ...

Carlos Puckerin

Sold a single family home in 2022 in Tomball, TX 77375.



03/25/2022

Shane had open communication the whole time and did everything he could to make this go smoothly! He is a fantastic realtor! He suggested ideas that we hadn't thought of and truly worked very hard to ...

Bought a single family home in 2021 in Channelview, TX 77530.



01/17/2022

Carlos helped my wife and I buy our first home, He made everything smooth and fast; I would definitely recommend him to help you buy or sale a house. When we were close to closing he did everything in ...

