

# Property Report



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**30611 Towering Oaks Drive, Magnolia**

**Lucky Homebuyer**

JULY 16, 2023

# Contact Me

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JPAR - The Sears Group



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# 30611 Towering Oaks Drive Magnolia, Texas 77355

MLS #451969



## 30611 Towering Oaks Drive

**\$335,000**

Magnolia, Texas 77355

**ACTIVE** 7/6/23

**4** Beds

**2.10** Baths

Days on market: **9**

**2,736 Sq. Ft.** (\$122 / sqft)

Year Built **2002**

### Features

**Acres Description:** 1 Up to 2 Acres

**Annual Maint Desc:** No

**Cool System:** Central Electric

**Disclosures:** Reports Available, Sellers Disclosure

**Energy:** Ceiling Fans, Digital Program Thermostat, Energy Star/CFL/LED Lights, High-Efficiency HVAC

**Exterior Features:** Back Yard, Covered Patio/Deck, Patio/Deck, Storage Shed

**Fireplaces:** 1

**Floors:** Carpet, Vinyl Plank

**Foundation:** Pier & Beam

**Heating:** Central Electric

**Interior Features:** High Ceiling, Wet Bar

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

**Lot Description:** Subdivision Lot

**Oven Type:** Electric Oven

**Pool Private:** False

**Range Type:** Electric Range, Freestanding Range

**Roof:** Composition

**Room Description:** Breakfast Room, Family Room, Home Office/Study, Living Area - 1st Floor, Utility Room in House

**Siding:** Other

**Stories:** 1.0

**Water Sewer:** Aerobic

### Details

**Prop Type:** Single-Family

**County:** Montgomery

**Area:** 15

**Subdivision:** Brushy Oaks 01

**Style:** ["Traditional"]

**Full baths:** 2.0

**Half baths:** 1.0

**Acres:** 1.003

**Lot Size (sqft):** 43,691

**List date:** 7/6/23

**Updated:** Jul 15, 2023 8:22 PM

**List Price:** \$335,000

**Orig list price:** \$335,000

**Taxes:** \$4,944

**School District:** 36 Magnolia

**High:** Magnolia West High School

**Middle:** Magnolia Junior High School

**Elementary:** J.L. Lyon Elementary School

### Remarks

Experience the perfect blend of country living and city conveniences on this peaceful 1-acre property. If you crave a vibrant city experience, The Woodlands is a short 30-minute drive, while the lively heart of Downtown Houston awaits in under an hour.

This massive 2736sf home offers generous-sized rooms ample to cater to your unique needs. The welcoming wet bar is



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ideal for unleashing your inner mixologist or decompressing with a drink. The primary suite takes the 'room' in the 'bedroom' seriously, offering an adjoining space eager to morph into a home office, nursery, or gym. Outside, discover a partially insulated shed with a window unit screaming potential; it's an open canvas waiting for your touch, whether you want to create a craft workshop, a relaxing retreat, or simply additional storage to keep your belongings organized. Low tax rate, no HOA fees, and the liberty to relish in tranquility. This gem cleverly negotiated peace between the countryside and the city.

Courtesy of JPAR - The Sears Group

Information is deemed reliable but not guaranteed.



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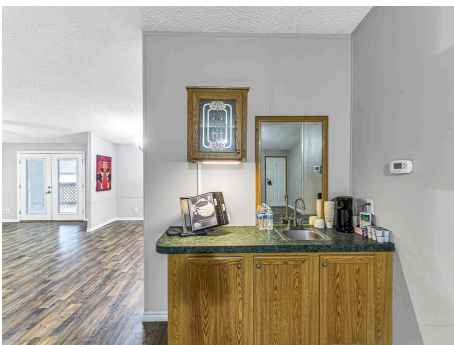
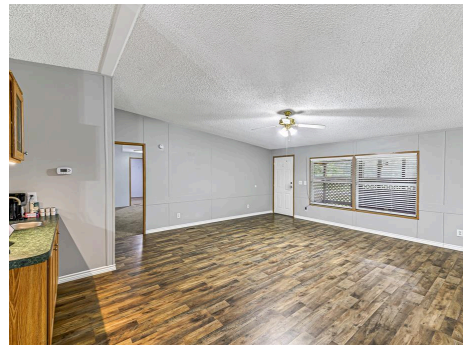
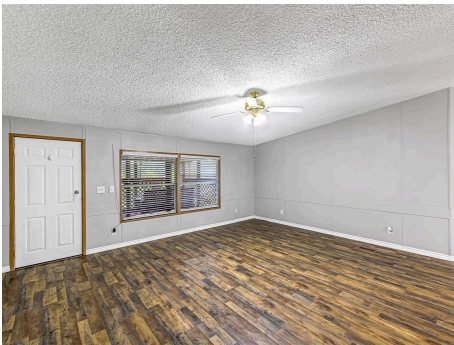
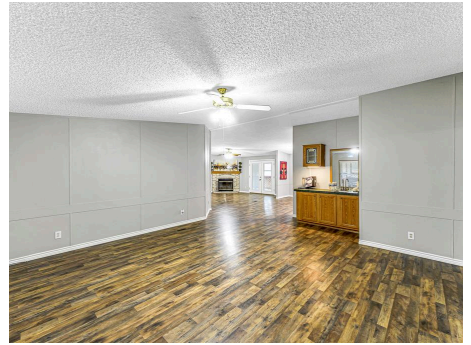
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# Area Schools

SCHOOL	TYPE	PHONE	DISTANCE
Rosehill Elementary School	Public/pk-4	(281) 357-3075	2.0 mi
J L Lyon Elementary School	Public/pk-4	(281) 356-8115	3.0 mi
Salem Lutheran School	Private/kg-8	(281) 351-8223	3.3 mi
Salem Luth Early Childhood Center	Private/pk-kg	(281) 351-8122	3.3 mi
Shady Acres Christian School	Private/kg-11	(281) 999-2040	3.6 mi
Rosehill Christian School	Private/pk-12	(281) 351-8114	3.6 mi
Decker Prairie Elementary School	Public/pk-4	(281) 357-3134	4.2 mi
Central Baptist Academy	Private/pk-11	(281) 356-2861	4.4 mi
Nichols Sawmill Elementary School	Public/pk-4	(281) 252-2133	4.6 mi



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# Area Restaurants

NAME	TYPE	DISTANCE	RATING
Rita's Cantina Mexican Kitchen	Mexican	4.56 mi	233 reviews
Hans' Crawfish Services	Cajun/Creole	4.01 mi	113 reviews
Season's Harvest Cafe	Breakfast & Brunch	7.45 mi	490 reviews
Magnolia Thai Restaurant	Thai	5.53 mi	46 reviews
Saigon Pho	Vietnamese	5.63 mi	223 reviews
Aguirre's Tex Mex	Tex-Mex	5.9 mi	195 reviews
Gianna Italian Kitchen	Italian	5.64 mi	249 reviews
Just Love Coffee Cafe - Tomball, TX	Coffee & Tea	7.13 mi	84 reviews
2920 Roadhouse	American (Traditional)	2.9 mi	197 reviews
Mama's Pho N More	Vietnamese	5.18 mi	81 reviews
Daniel's Old Tomball BBQ	Barbeque	5.01 mi	71 reviews
Bexar Barbecue	Barbeque	5.65 mi	145 reviews
Martha's Mexican Restaurant	Tex-Mex	5.96 mi	66 reviews
Ron's Hamburgers & Chili	Burgers	5.19 mi	231 reviews
3rd Coast BBQ	Barbeque	17.01 mi	99 reviews
Super Yummy Mongolian Stir-Fry and Sushi	Sushi Bars	5.21 mi	141 reviews

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# Online Valuation Estimate

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List price

**\$335,000**

Zestimate

**\$334,700**

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# Real Estate Yoga Realtor

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Yoga keeps your mind, body, and spirit strong, but did you know it can also help you buy a home? I use yoga principles to help clients focus on positive energy and guide them on the best path to their new homes.

## Find an Expert

When you roll out your mat and begin a yoga class, you want a properly trained instructor who can help you reach your full potential. Same in real estate. Finding an agent who knows the area you'd like to buy in and your preferences and can get you through the process positively is important to your home-buying goals and your sense of sanity.

## Breathe

Breathing in yoga keeps you calm and focused. You can use this tool in the home-buying process as well. There are many ups and downs, and taking a deep breath from time to time will bring clarity and ease to your mind. Working with an experienced agent will help keep you centered.

## Build a foundation

Building a strong foundation in yoga is imperative for creating sound poses. Hiring a knowledgeable and experienced agent is the foundation for a stress-free buying process in the home buying process. And really, couldn't we all use a little more stress-free?

## Practice non-attachment

The biggest mistake buyers make in real estate is thinking they cannot live without a particular house. Rushing the process can lead to undue disappointment, frustration, or a costly mistake. In yoga, you risk injury if you rush into a pose before you are ready. Be patient. Live in the now and wait for the right house. When it does come available, put your best pose – or offer -forward.

## Meditate

Take time to check in with yourself, connect, and recharge within. Consider mediation as refilling your vessel so you can continue going through a house sale easily. In real estate, you sometimes face unexpected events such as low appraisal, difficult negotiations, a long inspection report, and problematic people. Meditating will connect us with our mind, body, and soul. Meditation exercises your mind and shapes it to be better at helping you make decisions and navigate through real estate obstacles.

See, yoga principles can guide you through the real estate process. Want to talk more about yoga or real estate? Call me!!! You will feel more relaxed in your next real estate deal.



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