

113 COURAGEOUS SIDE WAY, MAGNOLIA, TX 77354

4 BD | 3 BA | 2,389 SQ. FT | 6,829 SQ. FT LOT

OFFERED AT

\$317,000



REDUCED & PRICED TO SELL AT \$132/SQFT!

ABOUT THIS PROPERTY

Home is conveniently located minutes away from Spring & The Woodlands. Home sits on an OVERSIZED lot w/an open floorplan. Covered patio and NO back neighbors! Over 2,300 sqft! One of the largest available in neighborhood! Primary bdrm is on the 1st floor with direct access to the laundry/mud room from the primary closet. Open kitchen w/large island that is bright & welcomes you into the fam room. Exceptional community amenities include a lake, yr-round splash pad, a mini soccer field & walking trail. Home includes OWNED Solar Panels (\$71k value), Entire house reverse osmosis system, 5-stage water treatment system & Vivant alarm system.



2,389
SQ. FT.

6,829
SQ. FT. LOT



BREN MCCORMICK

Realtor

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CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **2** miles.

- GYM 1.1 MI
- COFFEE 1.4 MI
- CLEANERS 1.4 MI
- GAS 1.5 MI
- ATM 1.6 MI
- MEDICAL 2.1 MI
- GROCERIES 2.4 MI
- PHARMACY 2.5 MI
- MOVIE THEATER 6.5 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **11** private schools within **5** miles.

- 6 RATING** PK-4 CEDRIC C SMITH ASSIGNED
- 6 RATING** 7-8 BEAR BRANCH J HIGH SCHOOL ASSIGNED
- 6 RATING** 9-12 MAGNOLIA HIGH SCHOOL ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK ARTIST GROVE PARK (0.7 MILES)
- GOLF COURSE THE CLUB AT CARLTON WOODS (2.5 MILES)
- DOG PARK BURROUGHS PARK (2.8 MILES)
- LAKE LAKE APACHE (8.2 MILES)



NEIGHBORHOOD EATS

This home is located near **28** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

FAST FOOD	5	SEAFOOD	2
AMERICAN	4	ASIAN	2
MEXICAN	3	ITALIAN	2
PIZZA	3	BAKERIES	2
JAPANESE	3	OTHER	5

