



APRIL EDWARDS
REALTOR®

40315 Mostyn Drive

Features & Improvements

- Brick & Stone Two Story in Highly Desired Mostyn Manor Estates on a Private and Peaceful Wooded 1.14 acre lot, one of the largest and rare in the neighborhood
- Roof replaced (2023)
- Interior walls painted (2024)
- PEX Water Supply
- Covered Porch and Beautiful 8' Leaded Glass and Wood-Stained Front Door Greets Guests as they enter a Two Story Foyer with Updated Light Fixture (2024)
- Kitchen equipped with 42" Raised-Panel Cherry Cabinets, Granite Countertops, Frigidaire Double Ovens, Gas Stove, Oil-Rubbed Bronze Faucet with Triple-Basin Stainless Steel Sink, Large Walk-in Pantry and Breakfast Bar Island for additional seating
- Breakfast Room has views of the Living Room and Back Yard
- Butler's Pantry connects Dining Room to Kitchen and has Glass-Front Upper Cabinets to display dishes and additional Lower Cabinets for extra storage with Granite Countertop

-New Whirlpool Dishwasher (2024)

-Soaring Two-Story Living Room with Wall of Windows looking out to peaceful back yard also has Floor to Ceiling Stone Surround Gas Log Fireplace and Hearth with Ceiling Fan and Light (2024)

-Secluded and Spacious Primary Bedroom has Tray Ceiling, Wood Laminate Flooring (2023), Ceiling Fan and Sitting Area with Bay Window overlooking Back Yard

-Primary En-Suite Bathroom has Dual Sinks (separate from each other), Separate Tub & Shower with Bench, Water Closet and Sitting Vanity Area with Dual Walk-In Closets

-Study with 8' Glass-Panel French Doors, Wood Laminate Flooring, Crown Molding and Chair Rail is located at front of the home overlooking expansive front yard for privacy and quiet

-Formal Dining Space also overlooks Front Yard and Covered Porch, has Tray Ceiling, Wood Laminate Flooring, Crown Molding, Chair Rail and Custom Rattan Roman Shade with a connecting Butler's Pantry providing a buffer from the Kitchen

-Game Room has Tray Ceiling, pre-wired with Ceiling Speakers, overlooks Back Yard, connects to one of the secondary bathrooms and could be 5th bedroom with the addition of a door

-Laundry Room centrally located and tucked away off downstairs hallway and conveniently close to Primary Bedroom with room for an extra fridge or freezer, Built-In Wood Cabinets for all your cleaning and storage needs with two counters for folding or additional uses and a window to keep things bright

- Stairs with Iron & Wood Spindles lead you upstairs to the Juliet Balcony overlooking the Two-Story Living Room and provide separation for the Game Room
- A Jack and Jill Bath connects Two Upstairs Bedrooms each with Vaulted Ceilings and Walk-In Closets, one with Ceiling Fan
- A Third Upstairs Bedroom also has a Vaulted Ceiling and En-Suite Bathroom
- Ring Doorbell
- Sensi Digital Thermostat controlled through phone app
- Recent Fixture Updates include: Interior Entry Ceiling Light, Living Room Ceiling Fan, Mirrors & Light Fixtures in All Full Baths
- Custom Rattan Roman Shades for Dining Room, Breakfast Room and Game Room Windows (2024)
- A Covered Patio with Connecting Breezeway to Garage and Ceiling Fan (2023)
- Three Car Garage with Recently Installed Garage Door (2025), Workbench and Shelving
- Brick Mailbox Replaced (2024)
- Gutters installed on front and mid-way on sides as well as front of garage (2023)
- Professionally installed Pest Control Home Sealing (2021)
- Sprinkler System on Front and Sides of the home complete with a wi-fi enabled Sprinkler Controller (2023)

- Partially Fenced Back Yard
- Security System Installed
- Garden Beds behind Garage with Drip water System, Timer and Motion-Activated Deer Deterrent
- Shed set in Back Yard Trees
- Low Tax Rate of \$1.5831 (2024)
- Not Located in a MUD District
- Neighborhood Amenities include: Two Parks, each with Playground Equipment, Walking/Jogging Trail, Picnic Areas & Pond
- Easy access to FM 1488 even though tucked in the quiet middle of neighborhood and Hwy. 249, I-45, Tomball, The Woodlands, Conroe and Montgomery
- All Magnolia ISD schools close by with new Intermediate & Junior High's opening in August 2025
- Magnolia ISD offers the opportunity for students to participate in MANY Advanced Placement Courses and they offer Junior & Senior High students the Highly Acclaimed International Baccalaureate Program as well

David Colvin

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Erin Colvin

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