



Under Contract - Pending on Market

**\$294,995**

Call (713) 817-7768 Today!

## 41646 SORREL SPRING LANE, MAGNOLIA, TX 77354

3 BEDS, 2 FULL BATH(S)

Feel safe and secure in this KB Home in Mustang Ridge, boasting a brick front with stone veneer and an open great room. Prepare feasts in the kitchen, equipped with Silestone countertops, stainless steel Energy Star® appliances, and 42-in. cabinets. Complete with extended dual vanities, a 42-in. Kohler Master Windward® tub, and a separate shower, the primary suite is ideal for relaxation. Additional home features include a fully-equipped security system and an extended covered patio. Community comforts include a park, playground, and pavilion. Situated near Hwy. 249, residents have quick access to major employment areas in Conroe, The Woodlands, Tomball, and Downtown Houston. Popular shopping, dining, and entertainment are a short drive away. Nearby schools are a part of the Magnolia ISD.

### GENERAL DESCRIPTION

- Subdivision:** Mustang Ridge
- Property Type:** Single-Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2022
- Building Sqft:** 1,889 / Builder
- Maintenance Fee:** \$600 / Annually
- Market Area:** Magnolia/1488 West
- MLS# / Area:** 70353301 / 15



Presented By  
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Legacy Texas Properties

(713) 817-7768

Listing Broker  
KB Home Houston

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