

# 24406 Lori Ln., Magnolia, TX

## Amenities List

### Property

1.3 Acres  
Corner location  
Unrestricted  
Aerobic septic & water well  
Extensive paving – over 100 yards of concrete poured  
Tastefully landscaped  
14 Zone sprinkler system

### Home

3,270 Sq. Ft.  
Built in 2014  
4 Bedrooms, 2.5 bathrooms, 2-car attached garage  
Wood & Tile flooring  
Arched openings  
Rounded corners  
48 Can lights  
10 ft. ceilings  
Warm neutral paint colors  
37' Long foyer  
Formal Living & Dining area  
Crown molding throughout  
Massive island w/granite in kitchen  
Granite counters & backsplash  
All electric  
Built-in oven  
Cooktop  
Under cabinet accent lighting  
Trash compactor  
Master suite located at back of home  
Master bathroom w/soaking tub, double vanity with granite & large Roman style shower with no glass  
Lots of closet space  
Utility room with sink & cabinets  
**\*Eco full home water filtration system**  
**\*Full home back-up Generac generator**  
Large covered back porch  
Home is fully bricked on all sides for low maintenance

**Energy Features**

Zoned high energy HVAC  
Digital program thermostat  
Ceiling fans throughout  
Insulated windows & doors  
Spray foam insulation

**Workshop/RV Garage - 1800 Sq. Ft.**

30'X34' area with 10' ceiling  
Plus 16'X 50' area with 16' ceiling  
Two overhead doors  
Fully bricked all sides

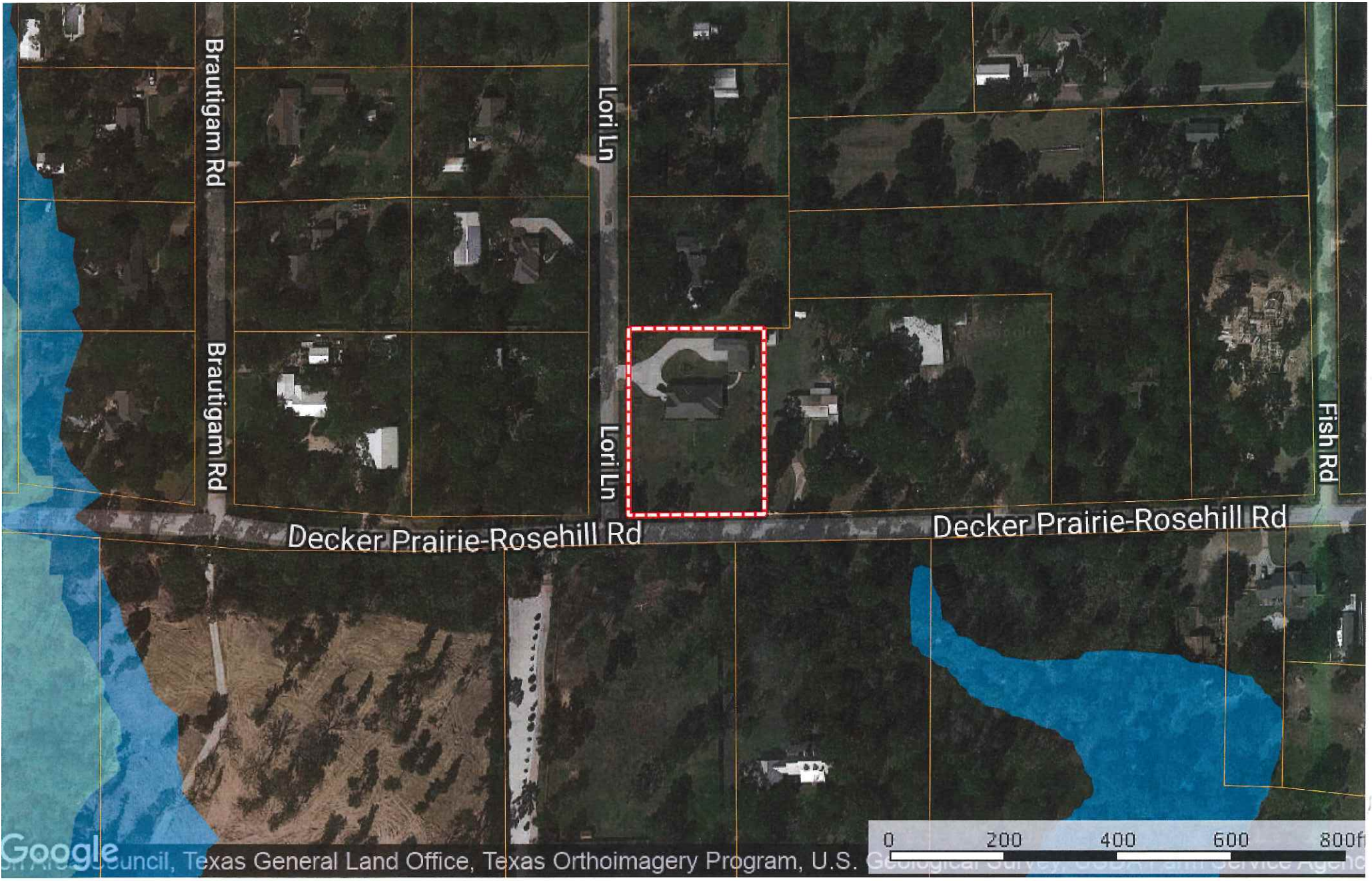
**Located in Montgomery County & Tomball ISD**

24406 Lori Ln, Magnolia, TX  
Texas, AC +/-



 Boundary



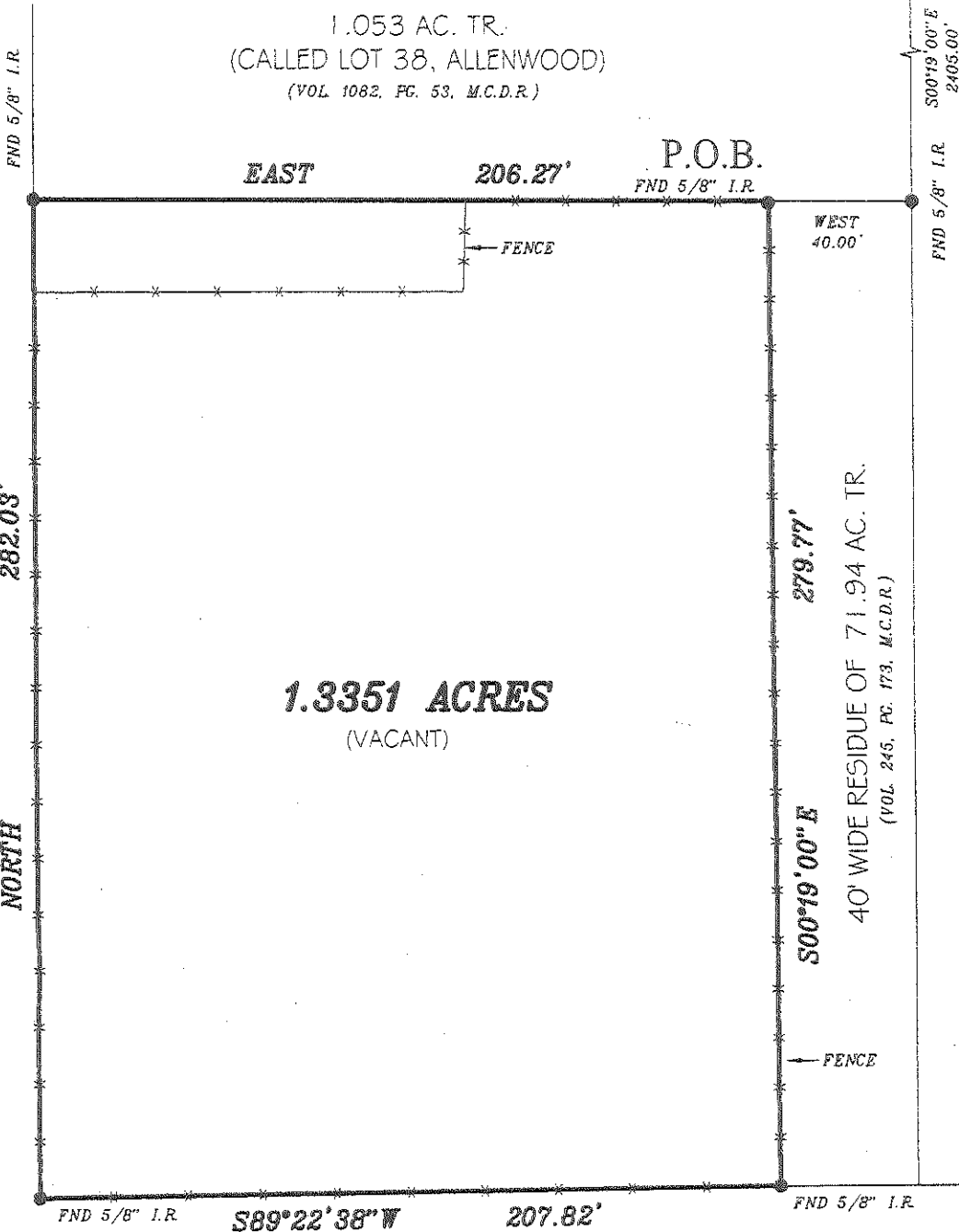


Boundary  
100 Year Floodplain  
500 Year Floodplain

NANCY ANDERSON SURVEY, A-46

N.E. COR.  
71.94 AC. TR. P.O.C.  
FND 2" I.P.

1.053 AC. TR.  
(CALLED LOT 38, ALLENWOOD)  
(VOL. 1082, PG. 53, M.C.D.R.)



LORI LANE  
(60' R.O.W.)

282.03'

NORTH

**1.3351 ACRES**  
(VACANT)

P.O.B.  
FND 5/8" I.P.

WEST  
40.00'

40' WIDE RESIDUE OF 71.94 AC. TR.  
(VOL. 245, PG. 173, M.C.D.R.)

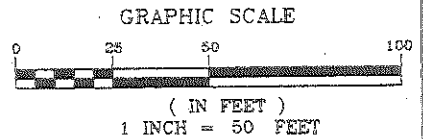
THOMAS JAMES SURVEY, A-290

FND 5/8" I.P. 589°22'38"W 207.82' FND 5/8" I.P.

DECKER PRAIRIE - ROSEHILL ROAD

NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE CO. AS REFERENCED BELOW.
  - 2.) NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS AFFECTING SUBJECT PROPERTY NOTED AT THE TIME OF SURVEY.
- SURVEY BASED IN PART ON INFORMATION IN TITLE COMMITMENT REFERENCED BELOW.  
- ALL BEARINGS SHOWN ARE REFERENCED PER PREVIOUS RECORDED DEEDS.



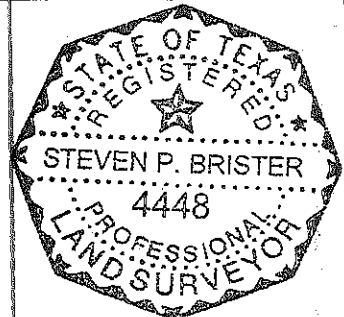
STEVEN BRISTER  
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CONROE, TEXAS 77301  
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**1.3351 ACRES OF LAND SITUATED IN THE  
NANCY ANDERSON SURVEY, ABSTRACT NO.  
46, MONTGOMERY COUNTY, TEXAS  
(SEE METES AND BOUNDS ATTACHED)**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS  
OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Steven P. Brister*



* SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA & IS IN ZONE "X". COMMUNITY NO. 480483, PANEL 0660 F, DATED: 12-19-96. This information is based on graphic plotting only, we do not assume responsibility for exact determination.			
PURCHASER: RON BURCHETT and wife, YVONNE BURCHETT		JOB NO.: 0607-016	
ADDRESS: LORI LANE, MAGNOLIA, TEXAS		KEY MAP: 247-X	
MORT. CO.: -		TITLE CO.: STEWART TITLE CO.	
FIELD WORK: 06-08-07 MB		DRAFTING: 06-08-07 CDF	
FINAL CHECK: 06-08-07 SB		REVISED: -	