



BRENDA SCHAFER
REALTOR®

40687 DAMUTH DRIVE INFO AND FEATURES

40687 Damuth Drive in Magnolia, TX

Mostyn Manor Reserve

2655 SF Custom One Story Home Built in 2018

3-4 Bedrooms / 3 Full Bathrooms / 3 Car Side Entry Garage

16,187 SF Lot with a Pool and Outdoor Kitchen

Community Features

- Discover the relaxed setting of Mostyn Manor Reserve, a deed-restricted Magnolia community offering a peaceful country atmosphere with convenient access to everyday amenities. Spacious homesites, attractive residences and natural surroundings give the neighborhood a more open feel while keeping shopping, dining, schools and major roadways within easy reach.
- Residents can enjoy neighborhood amenities including a community park, playground, picnic area and trails—perfect for spending time outdoors close to home.

Location and Surrounding Areas

- Located in Magnolia in Montgomery County, Mostyn Manor Reserve offers convenient access to FM 1488, Hwy 249 and the Aggie Expressway, providing connections to Montgomery, The Woodlands, College Station, and the greater Houston area.
- Shopping, dining and everyday conveniences are readily available nearby. The growing FM 1488 corridor offers H-E-B Magnolia Place, Lowe's Home Improvement, Academy, and a variety of restaurants, shops and services. Nearby dining ranges from familiar favorites such as Chick-fil-A, Whataburger, Starbucks, Texas Roadhouse - to local options including The Treehouse Cafe and other Magnolia-area restaurants. For even more shopping, dining and entertainment, The Woodlands offers The Woodlands Mall, Market Street and an extensive selection of restaurants and specialty retailers.
- Healthcare is also conveniently accessible, with Houston Methodist Emergency Care Center in Magnolia providing 24-hour emergency care on FM 1488, along with nearby primary care and urgent care facilities. The Woodlands medical district offers additional major hospitals, specialists and medical services.

*Information provided by Seller and may be inaccurate.

281.723.3208

brenda.schafer@garygreene.com



**GARY
GREENE**



BRENDA SCHAFER
REALTOR®

40687 DAMUTH DRIVE INFO AND FEATURES

- Magnolia School District
- Mostyn Manor Reserve is located within Magnolia Independent School District, a growing district serving the Magnolia area. Magnolia ISD offers a variety of academic opportunities, including advanced academics, Advanced Placement, Dual Credit and International Baccalaureate coursework at the secondary level. For 2026, Magnolia ISD received an overall Texas Education Agency accountability rating of 87, with eight district campuses earning an A rating, including Magnolia High School and Magnolia Parkway Elementary. School attendance zones are subject to change and should be verified directly with Magnolia ISD.
- Mostyn Manor Reserve combines the space and relaxed atmosphere many buyers seek in Magnolia with convenient access to shopping, dining, healthcare, recreation and the amenities of a growing Montgomery County community.

Exterior Features

- • Home is situated perfectly on the 16,187 SF lot to provide plenty of privacy.
- • Glistening Pool with lounging area and steps built in 2022 - includes
- a heater and chiller, and lighting for evening swims.
- • Tasteful cool deck and tile surrounds the pool.
- • Covered back patio with custom stone work for entertaining and nights outside -
- enjoy your outdoor grill and fridge while relaxing or entertaining.
- • Accent lighting surrounds the custom stone work on the back patio.
- • Expansive driveway to accommodate a three car side entry garage.
- • Beautiful 16,187 SF lot provides lush green lawns in both
- the front and back yard.
- • Back yard is fully fenced with stained wood and comes with a nice sized shed
- for additional storage.
- • Enjoy the convenience of a 24 kW whole house generator!
- • Front of house includes accent lighting under the eaves.

*Information provided by Seller and may be inaccurate.

281.723.3208

brenda.schafer@garygreene.com

**Better
Homes**
and Gardens.
REAL ESTATE

**GARY
GREENE**



BRENDA SCHAFER
REALTOR®

40687 DAMUTH DRIVE INFO AND FEATURES

Interior Features

- Welcomed by an 8 ft solid wood door with glass panes.
- Custom features include beautiful cove ceilings throughout the home.
 - Deep baseboards and crown molding throughout.
- Gorgeous tile flooring in all rooms except for secondary bedrooms where you will find stunning LVP flooring and office/study with wood flooring.
- Beautiful stone fireplace with gas logs and wood mantle. If you prefer a wood burning fireplace - there is an conversion option kit available.
- Chef's kitchen includes an abundance of custom granite counters, gas cooktop, double ovens, plenty of cabinet space, and walk in pantry. Bonus is the pull out spice drawers where the korbels are by the cooktop.
- Enjoy the spacious island with a breakfast bar - room for at least four chairs.
 - Bonus is the built in drink/wine fridge in the butler pantry area.
- Open concept living includes a spacious dining area adjacent to the kitchen.
 - Expansive windows in the dining area and living area provide amazing views of the pool and back yard. Enjoy the look of plantation shutters on all of the back windows, including the primary bedroom.
- Primary suite is very spacious with room for a sitting area and/or exercise equipment. Wall of windows provides great views of the pool and backyard.
- Stunning primary bathroom with separate dual sinks, soaking tub, walk in shower, and a walk in closet that measures approximately 10X19.
- Office/study includes double glass doors - and the option to convert to a fourth bedroom as it contains a closet.
- Two secondary bedrooms offer spacious closets and share a full bathroom.
- Split floor plan is ideal - offering a primary retreat - along with a secondary wing.
- Bonus is the expansive utility room that also includes cabinets, counter, and sink.

Experience the perfect balance of luxury, comfort, and
functionality - this home truly has it all!

*Information provided by Seller and may be inaccurate.

281.723.3208

brenda.schafer@garygreene.com



GARY
GREENE