



THE TAYLOR TEAM

25391 LEATHER LEAF



Located in Magnolia Springs, this like-new 4-bedroom, 2.5-bath home with a large game room upstairs sits on a quiet low-traffic cul-de-sac known for its strong sense of community and neighborhood gatherings. The open kitchen and living area features upgraded LVP flooring and a functional layout that works great for everyday living and entertaining. Thoughtful upgrades include epoxy garage floors, energy-saving solar screens, custom programmable soffit lighting, exterior Ring security cameras, covered patio, and a new AC system. Just a short bike ride to the neighborhood park, playground, pickleball courts, covered picnic area, and sidewalks throughout the main streets.



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GENERAL DESCRIPTION

City	Montgomery
Zip Code	77316
Square Ft.	2004
Lot Size	4,726
Year Built	2023
Stories	2
Bedrooms	4
Bathrooms	2.5
Garage	2 Car Attached
Tax Rate	2.8308/2025
School District	Magnolia ISD

PROPERTY IMPROVEMENTS



- Epoxy Garage Floors
- Solar Screens
- Covered Back Patio
- Exterior Security Cameras
- Programmable Soffit Lights