

More to Share with the Future Homeowner

502 Weisinger Drive | Magnolia, Texas

We have a **rare 0.92-acre lot (almost a full acre!)**, filled with mature trees and open space that offers both privacy and room to play.

The landscape is filled with **native lilies and plants**, bringing beautiful natural color while supporting bees and butterflies — and best of all, it's wonderfully low-maintenance.

Seasonal **wildflowers** bloom across both the front and back yards, creating continuous color and attracting honeybees and hummingbirds throughout the year.

Our **backyard orchard** features raspberries, lemon, orange, banana, pear, fig, apple, and peach trees, offering stunning blooms and fresh fruit through the seasons.

The **neighborhood** offers a wonderful blend of families and longtime residents, with a calm and welcoming atmosphere.

Enjoy **quiet evenings under the stars**, with peaceful surroundings and no disruption.

We've always felt **safe and secure** in this community.

There is **plenty of space for pets** to run and explore — our dog has loved every bit of it.

We're within **easy distance to shopping and dining**, making everyday life convenient.

The home includes **1 Gig high-speed internet**, reliable for work and entertainment.

The property has remained **dry with no flooding issues**, even during heavy rains.

Enjoy **clean, great-tasting water** with whole-house filtration and reverse osmosis.

With **multiple utility provider options**, there is flexibility and control over services.

The **one-story layout with 4 bedrooms and 3 full baths** is comfortable, practical, and ideal for everyday living.