



**RIO REALTY
GROUP**

**28831 Hidden Cove Dr
Magnolia, TX 77354
3 Bedrooms || 2 Baths || 2 Car || 1,705 SqFt**

Top Reasons We Bought This Home

- Prime location with easy access to The Woodlands and Hwy 249 to Houston
- Excellent school district
- Fantastic floor plan with tons of natural light
- Amazing backyard
- Inviting front porch and cozy fireplace
- Beautiful landscaping
- No carpet
- Low taxes

Improvements & Upgrades We've Made

Interior Updates

- Tile flooring in kitchen and primary bathroom
- New mirrors in bathrooms (2026)
- New toilet in primary bath (2025)
- Updated light fixtures
- Added gas logs to fireplace
- Newer microwave and range/oven
- Dishwasher (2025)
- Garbage disposal (2025)
- Mini-split A/C added to garage
- Fresh interior paint
- Ceiling fans installed on front and back porch

Exterior & Structural Updates

- New roof (2025)
- Extended back patio slab and added screened-in porch
- New fence
- Added flagstone and landscaping
- Privacy screen landscaping with non-invasive clumping Golden Goddess bamboo
- New sod in backyard

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- **Creeping ground cover & thyme along pathway**
 - **Garden beds with rain barrels for irrigation**
 - **Garage ceiling storage added**
 - **Second attic door and added decking above garage for extra storage**
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What We Love About the Neighborhood

- **Close to our kids' school — we can walk!**
 - **Beautiful sunsets**
 - **Fishing at the neighborhood park and lake**
 - **Quiet, friendly community**
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Favorite Nearby Spots

- **El Jarrito (right across the street!)**
- **Pizzaiolo's**
- **Donut World**
- **MochiMochi**
- **The Woodlands (10 minutes away) — shopping, dining & entertainment**
- **Target, TJ Maxx & more nearby**
- **Ultimate Arena (skating)**
- **Close to parks, restaurants, and H-E-B**

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