

31810 Edgewater Drive

Magnolia, Texas 77354

Features and Recent Upgrades

Interior Improvements

- Custom kitchen cabinetry extended to ceiling height with glass-front accents; professionally spray-finished
 - New kitchen faucet (installation scheduled)
 - Whole-home camera system installed (to convey with property)
 - Attic insulation added for improved energy efficiency
 - Updated fixtures in Jack-and-Jill bathroom (sink and bathtub)
 - Three toilet valve systems replaced, including internal components
 - New lighting and chandeliers installed in the front living area
 - Added recessed (canister) lighting in hallway
 - Interior repainting completed (excluding primary bathroom and laundry room)
 - New carpet installed in piano room (January 2026)
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Mechanical & HVAC Upgrades

- Two new forced-air HVAC systems installed (approximately 2 years ago)
 - Split-system HVAC unit added to garage, providing both heating and air conditioning for enhanced functionality and comfort
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Exterior Improvements & Outdoor Enhancements

- \$16,000 custom fountain installed at the front courtyard of the property
- Generator-ready electrical system installed with transfer switch for safe operation

- Rear courtyard fully reworked to address prior lack of drainage: existing flagstone removed, comprehensive drainage system installed, and entire area finished with poured concrete
 - Privacy hedging installed along pool area
 - Rear concrete decking painted (Summer 2025)
 - Exterior electrical wiring added for poolside lighting feature
 - East and west wrought iron fences repositioned to align properly with property boundaries, eliminating prior encroachments
 - Three wrought iron gates added to the back patio area
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Pool, Spa & Lakefront Enhancements

- Pool extensively upgraded with high-quality stone finishes and turquoise glass tile
 - Waterfall feature added, including dedicated plumbing and installation
 - Additional pump installed to support enhanced waterfall
 - Jacuzzi upgraded with integrated bubbler system
 - Jacuzzi re-plastered (January 14, 2026)
 - New pool pump installed (January 2026)
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Dock, Gate & Additional Exterior Upgrades

- Front and rear doors freshly painted (January 2026)
- Pergola and dock painted (Summer 2025)
- Dock upgraded with plumbing, including dual hose connections (installed approximately 3 months ago)
- Electrical service extended to dock for power access; dock lighting installation in progress
- New Solar panel repositioned to optimize performance for front gate operation