

Features 29339 Village Ridge Ct.

- 3-4 Br, 2.5 Ba, 3 car garage, 3233 sqft, built 2015
- Mediterranean Style with All Brick and Stone Exterior
- 1.46 Partially Wooded Acres
- Prestigious Village at High Meadow Ranch Golf Neighborhood
- Backyard Partially Fenced
- 10-Zone Sprinkler System Front and Back
- Very Private Cul-de-sac Location with Abundant Trees and Foliage for Privacy
- High Ceilings
- Open Floor Plan
- Hardwood and Tile Flooring (no carpet, no vinyl!)
- Plantation Shutters Throughout Including Garage
- Six Arched Doorways
- Expansive Foyer with Custom Rotunda
- Chef's Kitchen with Custom Cabinets and Pull-out Drawers, Granite and Quartz Countertops, Dual Stainless Farmhouse Sink
- Thermador Professional Appliances including Built-in Refrigerator/Freezer, 6-Burner Gas Cooktop, Range Hood, Dishwasher, True Convection Oven, Microwave
- Crown Molding, 6" Baseboards, 8' Doors
- 700 sft Covered Patio with Porcelain Floor Tile and 2 Outdoor Ceiling Fans
- Outdoor Kitchen with Napoleon Prestige Pro Series Grill and Granite Countertops and Bar
- 200 sft Covered Front Courtyard with Porcelain Floor Tile and Wrought Iron Gate
- Large Ensuite Primary Bedroom with Patio Access and Haiku (Big A\$\$) ceiling fan
- Huge Spa-like Bath with Separate Shower and Beautiful Chandelier

- **Two Large Walk-in Closets in Primary Suite**
- **All Secondary Bedrooms have Walk-in Closets & Ceiling Fans**
- **Dry Bar with Wine Fridge and 3 Wrought Iron Doors off Formal Dining Room**
- **Generous 1,000+ sft 3-car Attached Garage with closet**
- **Large, Truck Friendly Insulated Garage Doors 8' high x 18' and 9' wide**
- **Garage has Beautiful, New (10/24) Professionally Installed Epoxy Floor**
- **Garage Features Convenient walk up Stairway Access to Attic, NOT a Pulldown**
- **Partially Floored Attic with Easy Access to Mechanicals (HVAC Units and Water Heater)**
- **PEX Plumbing has Manifold Cutoffs to Individual faucets conveniently located in Utility Room**
- **22Kw Generac Generator and Surge Protector Under Maintenance Agreement**
- **Washer and Gas/Electric Dryer Hook-ups. Utility Sink in Laundry Room. Space for freezer**
- **Alarm System Owned and Pre-wired**
- **Energy Saving Features Throughout 2(High SEER HVAC, Low E windows, programmable thermostats, excellent insulation, LED lighting, shade trees, south facing)**
- **240-sft Storage Building with Overhead Door and 100-sft Covered Porch at rear of property**
- **Low 1.58% Tax Rate, No MUD Taxes, 4 Star Magnolia ISD**

Never Flooded, Not in Flood Zone.