

## PROPERTY FEATURES & UPDATES

Property: 40323 Community Road, Magnolia, TX 77354

**More than \$250,000 in updates!**

Repainted outdoor workshop. Workshop includes two roll-up garage doors (12'x7.5' and 10'x8') great for vehicle/boat/camper/small RV storage. Plumbed with water and septic lines, ready for build-out.	2026
Complete laundry room remodel	2025
ALL bathrooms fully remodeled	Bath 1 -2024 Bath 2 – 2023 Bath 3 - 2016
Whole house generator installed	2024
New outdoor gazebo and decking	2024
Main AC unit replaced	2023
New roof installed	2019
Complete kitchen remodel	2017
New aerobic septic system installed New 300-foot water well installed New windows installed – whole house New electrical throughout home Garage enclosed/remodeled with full bath to add flex room w/ separate exterior entry. Ideal for a guest/in-law suite. Added additional full bath Added second AC unit Added sprinkler system Repainted entire interior of home Added automatic gate opener Added outdoor landscape lighting / electrical to all trees on property Added fencing & Star Jasmine w/ sprinkler system for privacy	2012

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