



## Property Features

- Custom-built home (2014)
- Pier & Beam Construction; **Metal roof**
- Private setting **not visible from the street**
- Approximately **2 acres** of land
- One-Story (**Over 4,400 SF** of living space)
- **6-7 Bedrooms** with 3 ½ Bathrooms
- Multiple living areas including **media room, library, play den with loft & sunroom addition**
- **Wraparound deck** for outdoor living
- Septic system & **NEW water well (No MUD)**
- **No HOA (No deed restrictions)**
- Just 2.5 miles North of 1488 meaning rare combination of country living with city conveniences
  - Convenient access to **shopping, dining & services**
  - Close to **H-E-B and Lowe's**
  - Easy access to **Magnolia and The Woodlands**
- Zoned to **Magnolia ISD**
- **Low 1.5886 Tax Rate**

## Exterior & Outdoor Features

- Private **gravel driveway approach**
- Multiple outdoor **play areas & picnic tables**
- Backyard **fire pit area for evening gatherings**
- **Greenhouse and gardening spaces**
- Mature **peach tree, fig tree, and blueberry bushes**
- **Detached workshop with electricity and two workspaces**
  - Charming "**Chick Inn**" chicken coop
  - Backyard **cabana-style relaxation area**
  - Expansive yard & wrap around deck offering space for recreation and outdoor enjoyment

