



**HOME FEATURES**  
**9426 Deer Path Lane**  
**Magnolia, TX 77354**

**Interior**

**General**

- 5+ Bedrooms | 4 Full Baths | 2 Half Baths with 1-1/2 Baths Upstairs
- Game Room – Hardwood Floors & Plumbed for Water
- Media Room – 100” Custom Tv Screen with Projector & Theater Seating for 9
- Flex Room (Behind Media Room) Has 2 Bookshelves that Open for Attic Storage
- Fitness Room with Slate Flooring
- Home Office with Built in Cabinets & Shelving with Access to Outdoor Kitchen/Covered Patio
- Cedar Coat Closet
- Multiple Large Storage Closets
- Whole House Central Vacuum System
- Ceiling Fan In 2<sup>nd</sup> Bedrooms, Game Room, Outdoor Kitchen, Living & Back Porch
- Carpet Installed May 2026 in Upstairs Bedrooms
- Indoor Workshop with Built in Cabinetry & Stained Concrete
- ½ Pool Bath Located in the Indoor Workshop with Access to Outdoor Area
- Tankless Water Heater
- Plantation Shutters - 4-1/2” Custom Throughout the Entire First Floor
- Outside Water Lines Are PEX
- 2 Stairs Cases

**Formal Entry**

- Double iron and glass doors
- Custom iron chandelier
- Intricate millwork
- Hardwood floors

**Dining Room**

- Custom iron chandelier
- Intricate millwork
- Hardwood floors
- Fits a minimum 120” table



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### Kitchen

- Farmhouse copper sink
- Pots & pans drawers
- Soft close cabinets & drawers
- Storage cabinets with pullout drawers
- Travertine backsplash
- Granite countertops
- Lighted display cabinets
- 8ft island
- Pot filler
- Viking professional appliances
  - Built in 6ft refrigerator / freezer
  - Wall convection oven
  - Wall microwave
  - Dishwasher
- Bertazzoni italian range
  - 6 burner
  - Double ovens
  - Griddle
- Coffee bar
- Informal dining fits a 152" or large table
- Extra large walk in pantry

### Laundry room

- Sink
- Cabinetry
- Room for refrigerator/freezer
- Broom closet
- Additional flex space

### Living Room

- Hardwood Floors
- Built In Entertainment Center with Lighted Glass Display Cabinets
- Stone Fireplace with Gas Logs
- Surround Sound Speakers with Individual Room Volume Controls
- View Of Golf Course and Lake



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**Primary Bath**

- Granite countertops
- Framed mirror
- Dual linen/toiletry cabinets
- Double carnival glass sinks
- Copper & mosaic freestanding bathtub
- Swarovski crystal chandelier
- Oversize frameless glass shower

**Primary Closet**

- Extra large with built in cabinets
- Leopard print luxury carpet
- Upper long window

**First Floor – Two Secondary Bathrooms**  
**Second Floor – One Secondary Bathroom**

- Oversized frameless glass shower
- Granite countertops
- Linen closets
- Framed mirrors



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### Exterior

#### General

- 1+ acre lot
- On first fairway of lake windcrest golf course
- Circular driveway with automatic gate
- Triple cast stone fountain in front of the home
- Garden fountain in the backyard
- Landscape lighting front & back including fence posts
- 4 hvac
- Firepit
- Outdoor kitchen with grill, burner & 2 stainless storage cabinets
- Back covered patio with wood ceiling
- Covered front porch
- Covered back porch
- Whole house generac generator
- Extensive landscaping
- 2 sprinkler systems; rainbird (front) & a rachio a smart watering system in the back

#### Pool

- 57,000 gallons
- Freeze protection
- Pool filler
- Chlorine
- Pentair pool equipment
- Electric chiller & heater for pool
- Gas heater for pool & spa
- Bubblers & 6 fountains
- Flush diving board

#### Garage

- Insulated oversized 3 car garage with built in upper cabinets
- GM electric car charge (excluded but negotiable)