



**THE LION COLLECTIVE • A HIGHER STANDARD IN REAL ESTATE**

## *Valuable Insights Into This Home:* Desirable Features, Community & Location Insights

11710 SUGAR MAGNOLIA LANE, SPRING TX 77379  
3 BEDS • 2 FULL BATHS  
1,504 SQFT • 2020 BUILD • 4,800 LOT SQFT

### *What You'll Love About Living Here:*

- This home offers a layout that just works. The open floor plan creates an easy, natural flow between the main living spaces, making it ideal for both everyday living and hosting. Whether you're cooking, relaxing, or spending time with family, everything feels connected and comfortable.
- The kitchen is built for real use, featuring a gas stove that makes cooking more enjoyable and efficient. The home is also set up for modern living, with Cat 5 wiring that supports a strong, reliable connection for working from home or streaming without interruption.
- You'll also appreciate the added upgrades that make daily life easier, like the whole-home water filtration system and the automatic sprinkler system that keeps the yard looking great with minimal effort. Overall, it's a home that balances comfort, function, and convenience.

### *What the Community & Location Offers:*

- The neighborhood offers a quiet, low-traffic setting with a welcoming, established feel. It's the kind of place where neighbors are out walking in the evenings and there's a genuine sense of community that makes it easy to feel at home.
- Location-wise, everything you need is close by. You're just minutes from major grocery stores like H-E-B, Kroger, Sprouts, and Walmart, along with everyday essentials like your veterinarian and doggy daycare. Meyer Park and nearby dog parks provide great outdoor options, while the area's mix of food trucks, local restaurants, and small businesses adds character and variety.
- With easy access to Grand Parkway, getting around is simple. You're also conveniently located about 15 minutes from both Tomball and The Woodlands, giving you even more options for shopping, dining, and entertainment.

**832-421-4284 • JADE@THELIONCOLLECTIVE.COM**



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## *Useful Property Information*

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### *Average Utility Bills*

	SUMMER	WINTER
AVERAGE ELECTRIC BILL	\$200	\$120
AVERAGE GAS BILL	\$27	\$55
AVERAGE WATER BILL	\$80	\$50

### *How Old Are the Following Items?*

HVAC	~ 6 Years
ROOF	~ 6 Years
WATER HEATER	~ 6 Years
STOVE	~ 6 Years
GARBAGE DISPOSAL	~ 6 Years