



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

## *Valuable Insights Into This Home:* Upgrades & Inclusions

11710 SUGAR MAGNOLIA LANE, SPRING TX 77379  
3 BEDS • 2 FULL BATHS  
1,584 SQFT • 2020 BUILD • 4,800 LOT SQFT

### *Upgrades:*

- **Cat 5 Wiring**
- **Whole-home water filtration system**
- **Automatic sprinkler system**
- **Brand new flooring in all bedrooms**

### *Inclusions*

- **Washer**
- **Dryer**
- **Refrigerator**
- **Home security system**