




# 9703 Crestwater Circle

Magnolia, TX 77354


## Property Highlights


 Renovated in 2023


 New roof installed in 2024


 Three HVAC systems total:


- Two serving the main house
- One dedicated to the shop


 Smart home technology throughout the entire property


 24kW Generac whole-home generator


 Newly completed 30' x 70' shop (completed approximately 6 months ago)


 60-foot batting cages with nets included (if desired)


 Whole-house water softener system

 Water filtration systems in both kitchens


 Tankless water heater


 Three laundry rooms throughout the property


 Pre-wired for security system


 Guest House Features:

- 1 bedroom, 1 bathroom
- Full kitchen with water filtration system
- Private laundry area
- Media/game room
- Fireplace

 Mosquito misting system

 Resort-style backyard with in-ground pool and hot tub

 Outdoor kitchen and covered patio

 Outdoor fireplace