

39200 Canyonville Court

Magnolia, TX 77354

Brittini Duoto | Ferris Realty

Property Upgrades & Improvements

- Spacious enclosed patio creating additional year-round outdoor living and entertaining space.
- 8' x 10' outdoor storage building providing convenient storage for tools, lawn equipment, and seasonal items.
- Expanded driveway and sidewalk extension providing additional parking and improved accessibility.
- Approximately \$20,000 invested in Luxury Vinyl Plank (LVP) flooring throughout the home.
- Professionally finished epoxy-coated garage floors for durability, functionality, and a clean finished appearance.
- Full-yard irrigation system designed to maintain healthy landscaping and lawn coverage.
- Whole-house water filtration system providing filtered water throughout the home.
- Located on a desirable cul-de-sac lot.
- Thoughtfully maintained and upgraded throughout ownership.

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