

7256 Stillmeadow Grove Drive

Magnolia, Texas 77354

2,733 SQFT	4 BEDROOMS	3.5 BATHS	BUILT 2024	MAGNOLIA ISD
------------	------------	-----------	------------	--------------

Built in 2024 within NorthGrove's Villa Collection, this residence pairs considered architecture with an extensive program of owner-directed upgrades — from custom soft-close cabinetry to a fully reimagined guest bath. Every space carries the same standard: finished with intention, not left to the next owner to complete.

DOCUMENTED UPGRADES

UPGRADE	DETAIL	INVESTMENT
Custom Study Built-Ins	Soft-close cabinetry	\$12,000
Laundry Room Cabinetry	Custom-built, floor to ceiling	\$5,500
Primary Closet System	Custom shelving	\$3,800
Guest Bath Conversion	Tub replaced with standing shower	\$3,400
Floating Shelving	Above all toilets	\$2,200
Lighting Package	Additional can lights and exterior flood lighting	\$850
Cabinet Hardware	Replaced throughout	\$1,800
Under-Cabinet Lighting	Kitchen	\$950
Smart Switches	Wi-Fi enabled, throughout	\$650
Water Softener	Whole-home system	\$2,600
TOTAL OWNER INVESTMENT		\$33,750

Owner-reported upgrade costs; buyer to verify. Information deemed reliable but not guaranteed.