



KIMBERLY HARDING GROUP

2322 Ashley Falls Ln, League City

Magnolia Creek Subdivision

Magnolia Creek Golf Club community, featuring three distinct nine-hole loops named England, Scotland, and Ireland, to replicate the links-style golf of the British Isles. Magnolia Creek amenities also include a 22-acre practice facility, dining options, tennis courts, a fitness center, 2 community swimming pools, lakes, parks and walking trails.

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Welcome to this impeccably maintained **K. Hovnanian** home, proudly offered by its original owners and located in the highly sought-after Magnolia Creek with a **low tax rate of 1.71**. This popular 4,044-sf **Wellington** floor plan is featured on a pool-sized 10,519-sf lot and offers an exceptional blend of elegance and functionality with **5 spacious bedrooms, 4 full bathrooms**, a private **home office, formal dining room, breakfast area, game room, media room** and an **open-concept design** that's ideal for both everyday living and entertaining. A **second downstairs bedroom** and a full bath offers exceptional versatility for **extended guests** or **multigenerational living**. The spacious **3-car garage** with dual entrances and **50-amp outlet**, provides ample room for vehicles, storage, or a workshop.

From the moment you step inside, you'll appreciate the **soaring ceilings** with **custom chandeliers** enhanced by **archways** and **floor-to-ceiling windows**, creating a light, open atmosphere throughout the home. Rich solid hardwood flooring adds timeless warmth and sophistication, while **plantation shutters** provide classic style and privacy. The inviting family room with **5.1 surround sound wiring** flows seamlessly into the spacious kitchen and breakfast area with **custom light fixture**, making it the perfect gathering space. The beautifully appointed **island kitchen** features custom pendent light fixtures, timeless **maple cabinetry**, gorgeous **granite** countertops, **5-burner gas range, under-cabinet lighting** and **dual pantries**.

Retreat to the luxurious **primary suite**, showcasing rich **hardwood floors, crown molding**, a jetted soaking tub, and a spectacularly **updated oversized seamless glass shower** featuring **dual rainfall showerheads** and **handheld wands** – the perfect place to relax at the end of the day.

Upstairs, a spacious **game room** and private **media room** with French doors provide inviting spaces for entertainment and relaxation.

Striking **stone exterior accents**, elegant **landscape lighting**, and a **low 1.7 tax rate** complete this remarkable residence. Experience the perfect balance of luxury, comfort, and exceptional living in Magnolia Creek, a premier golf course community close to shopping, dining, parks, and top-rated **Clear Creek ISD** schools, notably **Gilmore Elementary**.