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KHG Real Estate

KIMBERLY HARDING GROUP

5320 Magnolia Greens 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.

5320 Magnolia Greens Ln

Welcome to this well maintained **Standard Pacific** home located in the highly sought-after Magnolia Creek with a **low tax rate of 1.64**. This popular **3,883-sq ft floor plan** is featured on an **11,494-sf lot** and offers an exceptional blend of style and functionality with **5 spacious bedrooms**, **4 full bathrooms & 1-half bathroom**, a private **home office**, **formal dining** room, **breakfast** area, **game 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** provides ample room for vehicles, storage, or a workshop.

Step outside into your own **private backyard oasis**, designed for both everyday enjoyment and unforgettable entertaining. Make a splash with this impeccable **outdoor retreat** featuring a stunning **custom pool**, **spa, outdoor kitchen and covered patio area -** the perfect setting provides plenty of space for outdoor grilling, dining, and hosting family and friends year-round, while the **outdoor seating area** provides a peaceful place to relax and unwind. **Lush tropical landscaping, no back neighbors** and a **recently upgraded fence** surround the backyard, creating a serene resort-style atmosphere that feels like a vacation right at home.

From the moment you step inside, you'll appreciate the **soaring ceilings** enhanced by **floor-to-ceiling windows**, creating a light, open atmosphere throughout the home. Durable ceramic tile flooring that looks like rich hardwood adds timeless warmth and sophistication, while **hardwood stairs** provide classic style. The inviting family room with a **wall-of-windows** flows seamlessly into the spacious kitchen and breakfast area making it the perfect gathering space. The beautifully appointed **island kitchen** features **under-cabinet lighting**, gorgeous **granite** countertops, **gas cooktop**, **hi/lo breakfast bar** and **walk-in pantry**.

Retreat to the luxurious **primary suite**, showcasing ceramic **tile flooring that looks like rich hardwood**, **crown molding**, a **jetted soaking tub**, and a spectacularly **renovated primary walk-in custom closet**.
Upstairs, the 3rd bedroom could be an **additional primary bedroom** with **full bathroom** and **walk-in closet**; a **game room**, **2 additional bedrooms** and **full bathroom** provide adequate comfortable spaces for family and friends.

Fresh interior paint, a large covered **front porch**, elegant **landscape lighting**, and a **low 1.64 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**.

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5320 Magnolia Greens Ln - Improvement and Updates

	Price	Quantity	Total Cost	Completion Date
Downstairs Ceiling Fans	$180	3	$540	2023
Outdoor Kitchen Ceiling Fan	$150	1	$150	2023
Downstairs Faucets	$40	2	$80	2020
Upstairs Faucets	$40	3	$120	2025
Half Bath Remodel	$1,500	1	$1,500	2025
Downstairs Bath Improvements	$1,500	1	$1,500	2025
Outlet Motion Detection	$30	2	$60	2021
Outlet Timers	$30	6	$180	2021
USB outlets	$30	5	$150	2021
Laundry Room Outlets	$30	2	$60	2023
Primary bathroom GFCI Outlet	$30	1	$30	2025
Primary Bedroom Closet Outlet	$15	1	$15	2025
Primary Bedroom Closet Remodel	$1,600	1	$1,600	2025
Downstairs High Efficiency AC (outside and attic unit)	$14,500	1	$14,500	2023
Interior Blinds	$40	14	$560	2025
Stair Remodel	$2,600	1	$2,600	2024
Laminate wood flooring upstairs	$1,000	1	$1,000	2023
Baseboards for downstairs and upstairs playroom	$150	1	$150	2023
Upstairs Bathroom Faucets	$120	1	$120	2025
Refinish Kitchen Cabinets	$800	1	$800	2023
Kitchen Under Cabinet Lighting	$200	1	$200	2023
Back Gutters	$225	1	$225	2022
Outdoor Lighting (Front / Back)	$350	2	$700	2022
Recent Back Fence	$800	1	$800	2021
Side fence	$1,000	1	$1,000	2024
Recent Roof (including Palapa and Outdoor Kitchen)	$11,800	1	$11,800	2022
Outdoor storage Cabinets	$200	1	$200	2022
Recent side fence gate	$100	1	$100	2022
Pool equipment fence	$150	1	$150	2022
Re-stain Palapa deck	$40	2	$80	2024

5320 Magnolia Greens Ln - Improvement and Updates Continued

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Back Garden Remodel	$400	1	$400	2023
Front Garden Remodel	$300	1	$300	2023
Side Paver Walkway	$600	1	$600	2023
Pool Main Variable Speed Pump	$1,500	1	$1,500	2020
[redacted]				
Spa Light	$1,200	1	$1,200	2020
Pool control panel	$1,300	1	$1,300	2020
Pool skimmers	$15	2	$30	2023
Wood-Look Tile Flooring Downstairs	$11,000	1	$11,000	2026
Restain and Seal Outdoor Kitchen	$100	1	$100	2026
Outdoor Kitchen Outlets	$40	3	$120	2026
Outdoor Kitchen LED Flood Lights	$35	6	$210	2026
Paint Entire Upstairs Molding and Doors	$150	1	$150	2026

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