HOME DETAILS

UTILITIES

- Electric: TriEagle, about $350 to $750 a month
- Gas: natural gas from Universal, about $62 to $200 a month
- Water: public water from Quadvest, monthly cost not provided
- Sewer: septic tank
- Trash: Republic, about $180 every 3 months, pickup twice a week

SYSTEMS

- Air conditioning and heat: split system, two units, one about 1 year old, the other age unknown
- Water heaters: two, one original and one about 2 years old
- Electric panel and EV charging: installed in 2025
- Pool and spa: original and heated, pumps replaced in 2024 and 2025, Polaris sweep 2025
- Sprinkler system: age unknown

INTERIOR AND APPLIANCES

- Carpet: about 6 months old in the primary bedroom and office, the rest age unknown
- Interior paint: 6 months to 2 years old, depending on the room
- Stove, oven and microwave: 2 to 3 years old
- Dishwasher, disposal, windows and other flooring: original
- Fireplace: gas log

EXTERIOR

- Exterior paint: about 1 month old, October 2026
- Fence: original, fully fenced back yard
- Dock: boards replaced and painted in 2026

HOME AND COSTS

- Built in 2000, one story, 3,570 sq ft on about 1.5 acres, 3-car garage
- 4 bedrooms, 3 full baths and 1 half bath
- HOA: $958 per year, Lake Windcrest POA, managed by Goodwin
- Taxes: $15,951 for 2026 without exemptions, tax rate 1.5808
- Schools: Magnolia ISD, Bear Branch Elementary, Magnolia Parkway Junior High and Magnolia High School

NOT INCLUDED

- Flat screen TVs, including the mounted TV in the primary bedroom
- Area rugs
- Yard statues
- The blue cabinet in the laundry room
- The small lemon tree on the right side of the home

THE POOL GROUP PRG REAL ESTATE REDEFINED eXp REALTY