

**7014 GRANT ROAD ~ MAGNOLIA, TX 77355**  
**~ WOODLAND OAKS ~**

**RECENT UPDATES**

- ✓ NEW AC W/DIGITAL THERMOSTAT – 2019
- ✓ NEW WOOD LAMINATE FLOORING – 2015
- ✓ NEW WATER HEATER – 2017
- ✓ NEW DISHWASHER – Approximately 2017
- ✓ NEW FENCING - 2018
- ✓ HOUSE AND PORCHES POWER WASHED – July 2019
- ✓ RECENTLY PAINTED EXTERIOR
- ✓ RECENTLY PAINTED INTERIOR

**OUTSIDE PARADISE FEATURES**

- ✓ OVER ¼ ACRE HOMESITE
- ✓ SPRAWLING COVERED BACK PORCH
- ✓ STORAGE BUILDING FOR LAWN EQUIPMENT & TOOLS
- ✓ CHILDREN PLAYSCAPE
- ✓ PRIVACY FENCING W/WIDE GATE FOR TRAILER, BOAT OR RV STORAGE

**WOODLAND OAKS AMENITIES - AT THE END OF THE STREET**

**\*SWIMMING POOL/SPLASH PAD W/RESTROOMS AND COVERED SEATING AREA WITH WROUGHT IRON TABLES AND CHAIRS. PARKING LOT HAS A BICYCLE RACK.**

**\*TENNIS COURT AND 1/2 BASKETBALL COURT.**

**\*PARK - PICNIC TABLES, BENCHES, BICYCLE RACK AND TRASH CANS.**

**\*PLAYGROUND - PLAY EQUIPMENT INCLUDES JUNGLE GYM, SLIDES, AND SWING SET.**