

Features & Updates

• 31603 Pin Oak St. • Magnolia, TX 77355 •

Main House

- 2 Story / 5,997 sq. ft. of Living Space
- 1.7 Acres
- Exterior: Stone / Wood / Stucco
- 5-8 Bedrooms / an Ensuite / 5 1/2 Bathrooms / 3 Car Attached Oversized Garage
- Central Electric Cooling & Heating
- Gas Controls: Cooktop, Water Heater & Pool Heater
- 2 Fireplace Car Garage with large middle section and 1/2 bath
- Water Filtration System
- Crown Molding Throughout
- Whole Home Central Vacuum System
- Crown Molding Throughout
- Media Room Downstairs with Theater Seating, Lighting & Audio
- 2 Game Rooms Upstairs
- 1 Study Downstairs & 1 Study Upstairs
- A Stainless Steel Slide from Upstairs to Downstairs
- Upstairs Game Room + 1/2 Bath
- Wood, Tile & Carpet throughout the home
- Large Kitchen with Granite Counters, Stainless Steel Appliances, Custom Cabinets
- Insulated Doors & Windows
- 4 1/2 Baths Downstairs
- Upstairs Game Room + 1/2 Bath
- 4 1/2 Car Garage +2 Carport Spaces



WENDY CLINE
PROPERTIES GROUP

- Covered Patio
- Storage Shed
- Full Sprinkler System
- Fully Fenced
- 3 Car Garage: Granite Counters, Built-in Cabinets & Epoxy Flooring
- In Ground Gunite, Heated Pool
- **Maintenance Fees: \$40 Annually for both homes**

**** Excluded Items: All TV's except Media Room, Safe in Closet, All Workbenches
except for the Built-in's ****

WENDY CLINE
PROPERTIES GROUP



Guest House

- Guest House is on its own Electric Meter
- 1 Story / 1,280 sq. ft. of Living Space
- 2 Bedrooms / 2 Bathrooms / 1 Car Garage
- ADA Compliant
- 2" Blinds throughout
- Recessed Lighting
- Home is fully Handicap Accessible
- Patio Area w/a Side Yard
- Wood Flooring throughout
- Tile & Laminate Counters
- Tile & Stone Backsplash
- Washer & Dryer Connections
- Electric Cooling & Heating
- Ceiling Fans
- Digital Thermostat

**** Excluded Items: Oven/Range ****

Room Dimensions:

- Living Room - 18 x 17
- Kitchen – 12 x 12
- Dining – 12 x 7
- Bedroom #1 – 12 x 13
- Bedroom #2 – 12 x 13
- Utility Room (in master bath) – 5 x 6



UPDATES

- Home theater 4 years
- 90” Flat screen
- Control 4 home AV system controls multiple things in home
- Speakers, Sub-Woofer
- Electric fireplace
- Crown molding
- Fabric wall carpet, lighting, furniture
- 50k invested all conveyed with sale of home
- Hard wood floors upstairs plus new stairs and landing 2 years ago
- Wood ceilings in bedroom and living room 2 years ago
- Water softener and osmosis filter system 3 years ago
- New hot water heaters (all) 3 years ago
- New Miele Fridge (\$10,000.00) 4 years ago
- led under and over cabinet lights 2 months ago.
- Paint complete house inside last 2 years
- 3 new toilets 3 years ago
- Epoxy paint garage floor 3 years ago
- Change all lights to LED in house 2 years ago
- New LED exterior lighting 2 months ago
- New fence in yard (2 months ago)
- Septic system pump and controls (2 years ago)
- Stain all exterior wood (2 months ago)
- 3 AC units replaced with high efficiency 21 seer VFD units (3 years ago)
- 2 New AC units (Replaced on June 18, 2020)
- AC system has 10 year warranty
- (27k invested)
- All New AC inside and outside units completely replaced
- Kitchen faucet and garbage disposal 2 years ago
- 12 Can Lights installed in Game Room
- 24 speakers installed in almost every room in the house plus garage & back patio Control system operates them
- Pool stuff



- New pump variable speed
- New filter housing
- New heater for pool and hot tub
- New air pump
- New Polaris pump
- New digital control system w remote
- All new valves and actuators
- New well pump (3 years ago) well is for sprinkler system and to fill pool etc

Complete renovation of Guest house - 4 years ago to include the following:

- Cabinets
- New Center island
- Tile back splash
- Hard wood floors
- Hot water heater
- Master bath shower
- All Faucets and fixtures
- Can lights
- New front door
- Hot water heater (1 year)
- New tile in bath
- New Dishwasher
- Paint complete exterior of house and garage

WENDY CLINE
PROPERTIES GROUP



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