

**9511 Deer Lodge Road, Magnolia, TX 773544420**

Anita Roseman  
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**House Features:**

- Freestanding
- Traditional Style
- Single Family Property
- 2.06 Acres
- Single Story
- 4 Bedroom
- 3 Full Baths plus ½ bath
- 4 Foot Split Rail Fencing Surrounds Property
- Cross Fenced
- Low Tax Rate 2.02
- Gated Entrance -Automatic Opener
- Brick Exterior with Austin Stone
- Slab Foundation
- Porte Cochère
- Attached 3 Car Oversized Garage -2 bay/1 bay Automatic Garage Doors
- Additional Storage Above Garage
- Commercial Grade Attic Stairs
- 17 Kw Emergency Back Up Natural Gas Generator
- Garage Sink
- Zoned Temperature Controls
- Central Gas Heat
- Dual Air Conditioning Units
- Electronic Air Filter
- Tankless on Demand Hot Water Heaters (2)
- Private Water Well
- PH Neutralizer and Water Softener
- Sprinkler System
- Septic System
- Landscaped Yard
- Gutters Surround House
- Household Security System
- Outside Security Lights
- ADA Friendly - 36" Door Widths- Lever Handles, Wheel Chair Accessible
- Secure Drop Brick Mailbox
- In House Vacuum System
- Recessed Lighting
- Window Treatments
- Black Slate Tile at Entrance
- Leaded Glass Entrance Door
- Outdoor Kitchen -New Natural Gas Grill and Sink
- Extended Covered Patio with Extended Concrete Decking
- Backyard Vase Fountain
- Additional built in shelving in all closets

- Telephone access throughout the house
- Cable Ready Throughout
- Cultured Marble in Two Bathrooms and Half Bath
- Berber Carpet
- Austin Stone Fire Place with Texas Star Fireplace
- Gas Logs in Fireplace
- Glass Fireplace Doors
- Large Tile Floor Throughout
- 7 Ceiling Fans
- 11-Foot-High Ceilings
- Crown Molding Throughout the House
- Radiant Attic Barrier
- Composition Roof
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#### **Kitchen:**

- Breakfast Area
- Large Granite Top Island
- Bar
- Granite Counter Tops Kitchen
- Reverse Osmosis Water Filter System – Kitchen
- Stainless Steel Appliances
- Natural Gas Viking Cook Top
- Thermador Electric Built in Oven
- Microwave
- New Dishwasher
- Deep Stainless-Steel Double Sink
- Disposal
- Large Pantry

#### **Dining Room/Foyer**

- Formal Dining Room
- Electric Hurricane Window Shutter with Remote
- Upgraded Carpet
- Rope Lighting in the Dining Room and Foyer

#### **Master Bedroom**

- Oversized Master Bedroom
- Master Bedroom Separated from Secondary Bedrooms
- Bay Windows
- Large Master Closet with Abundant Built-in Cabinets

#### **Master Bath**

- Oversized Master Bath with Lots of Storage
- Granite Counter Tops
- Double Sinks

- Marble Shower
- Jacuzzi Whirlpool Bath

**Laundry Room**

- Large Laundry Room with Custom Built in Cabinets
- Washer Hook Ups
- Gas/Electric Dryer Hook Ups
- Laundry Room Sink

Montgomery County  
 Subdivision: Cimarron Country  
 Estimated Annual Taxes: \$6,500 with exemptions  
 Very Low HOA Fees: \$136 Annual  
 Year Built: 2004  
 Year Built Source : Builder

**Added Remarks:**

Minutes from The Woodlands, I-45, New HEB close by  
 Stunning upgrades throughout the home  
 One Owner Custom Home  
 Family Room has Tons of Windows  
 Huge Master Bedroom  
 Walk In Shower  
 Fire/Smoke Alarm  
 Alarm System Owned  
 Gorgeous Manicured Lawn and landscape  
 Open Kitchen  
 Huge Master Bedroom with Sitting Area  
 No Flooding  
 Large guest bedroom with in suite bathroom  
 Spacious Bedrooms  
 Highly Acclaimed Magnolia School District  
 This home offers an abundance of storage space  
 Aerobic Sewer  
 Front Door – North  
 The entire property is fenced with an electric gate for added privacy  
 Lots of outdoor space  
 Horses are allowed  
 2.06 Acres surrounded by woods and nature  
 Beautiful Focal Fireplace  
 Grand Master Bedroom Retreat  
 Secluded quiet neighborhood  
 Quick and easy access to all amenities -shopping, food and entertainment  
 Luxurious bath with dream closet