

# FEATURES

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2,878 SF



Lot Size	91,650 SF
Subdivision	Clear Creek Forest
Property Type	Single Family
Stories	1
Year Built	2002
Garage	2 Car Oversized - Attached
Fireplace	Gas
HOA	\$310/YR
Style	Traditional
Foundation	Slab
Heating	Central Gas
Cooling	Central Electric
Water	Public Water
Sewer	Septic Tank
School District	Magnolia ISD
Elementary	J.L. Lyon Elementary School
Middle	Magnolia Junior High School
High	Magnolia West High School
MLS Number	94543544

# UPGRADES

- \* Kitchen
  - Granite Countertops
  - 6 Burner Gas Stove
  - Viking Vent Hood
  - Dacor Double Ovens
  - Under Cabinet Lighting
  - Custom Cabinet Drawers
  - Stand Mixer Cabinet
  - Built In Spice Rack
  - Huge Walk-In Pantry
- \* Wet-Bar
  - Ice Maker
  - Beverage Center
  - Sink
  - Decorative Cabinets
- \* Hard-wood Flooring
- \* Master Bathroom
  - Frame-less Shower
  - Soaking Tub
  - Granite Countertops
  - Custom Cabinets
- \* Nest Thermostat
- \* 36" Doors
- \* Paved Circle Drive
- \* Extra Wide Gates
- \* Fully Fenced
- \* Workshop in Garage



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