

FEATURES

1018 Towering Oaks

Magnolia, TX 77355

- **Kitchen-Custom Build On-site French Provincial Cabinets**
- **Custom Bar-made from Recycled Barn Pine**
- **All Replaced Kitchen Appliances, A/C units**
- **New Carpets, New Walnut Flooring**
- **Greek Limestone Fireplaces**
- **Custom Built-in Laundry Cabinets, Study**
- **Significant Crown Molding throughout House**
- **Commercial Grade, Tankless Water Heater**
- **Spa Bath In Master Bath; Whirlpool Tub and Separate Shower**
- **All bathrooms upgraded-Stone Benchtops**
- **Custom Heated, Lighted Pool, Spa, Fully Automated Reticulation.**
- **Wall Mural in child's bedroom**
- **Pond is fully stocked**
- **Fiber Optic Cable for Internet**

Adjoining Almost 2 acre lot (is not for sale right now)

***Hawthorn Steel Barn 36X36 + 16' Lean-to,**

***Competition grade dressage arena 200X66. *Never sustained any damage, even through hurricane.**

***Barnmaster Barn, 3 stalls, fly system, A/C tack room *Under cover saddle area 2x15x24 Paddock attached**

This property is not included in the listing and will not be sold by itself.

(May consider \$295,000 at a later date.)