

## Features

### 32315 Edgewater Dr., Magnolia, Texas 77354 Lake Windcrest

2773 Square Feet All Brick One Story Home

Numerous windows & natural light allow indoor/outdoor feeling

2 Acre Lot (87,120 square feet)

4 stall Shed-row Barnmaster barn with insulated roof, installed by Tri County Barns. Includes fly system, fans and Nelson 700 series automatic waterers. Currently configured as 2 horse stalls, a feed room and a tack room. Sufficient power installed to barn to support lighting for riding arena.

Split Bedroom Floor Plan with generous living areas

Three Car Garage (2 doors) with insulated doors and automatic garage door openers

Hunter Sprinkler System - 40 zones, irrigation system. Covers all acreage except riding arena.

Fenced and Cross fenced throughout the 2 acres, Full-sized, well drained dressage arena (sand) with manual irrigation system, planted in Timothy in the winter and Coastal Bermuda in the summer.

Front Courtyard floor stones with wall, columns and lighting (2010)

Extensive mature trees and landscaping

New Roof fiberglass shingles, exterior paint, exterior porch trim out including skylights (2017)

Travertine flooring on rear covered patio

Hot Spring Portable Spa (2006), on travertine patio

Aerobic Septic System (Clearstream 500), Recent pump, air pump and controller replacement (2 yr. factory warranty) and pumped 500 gallon from system (2020).

Maintenance by A-1 Septic

## Interior Features

Legacy custom door with Sidelights (Remington)

Bamtex Bamboo Flooring and Travertine Tile in Wet Areas

(2) Lennox 3 ton, 25 seer system, 2 duct systems, plenums and dampers, zone systems, with Lennox iHarmony and iComfort Wi-Fi Programmable Thermostats. (2)

Whole house HEPA and UV system to reduce pollen, mold, smoke bacteria and viruses (11-12-2014).

(2) Rheem 50 gallon water heaters, w twelve year on parts, tank and labor (12-29-09)

Juperano delicious granite kitchen and backsplash (1-19-08)

Bosch Dishwasher

Heatilator Fireplace Insert

Emerson In Sink Erator Disposal

SubZero Built In Refrigerator, 47 inch (7-23-10)

Wolf L Series Built In Oven (2010)

Kitchen Aid Touch Activated Electronic Induction Cooktop (10-06-07)

Kenmore Built In Microwave Oven

Built in Cabinetry Throughout Home and in closets

Monte Carlo and Hunter Ceiling Fans

Bali Cellular Window Shades

Moен and Kohler Fixtures throughout