

# 810 Magdalene Drive

## FEATURES

### OVERALL

- Extensively updated in 2008
- Zoned to exemplary SBISD school (buyer to verify eligibility)
- Circular driveway
- Two car attached garage with automatic garage door opener
- Downstairs HVAC unit, replaced March 2018
- Upstairs HVAC unit, replaced June 2019
- Easy access to I10, close proximity to popular shopping and dining
- Located in sought after Hedwig Village

### ENTRANCE

- Grand, two-story high entrance with curved staircase
- Decorative chandelier
- Double front doors with beveled glass inlay
- Plantation shutters
- Wood floor
- Catwalk on second floor; looking down towards front entrance

### FORMAL DINING ROOM

- Tray ceiling
- Double crown molding
- Hardwood floors
- Decorative light fixture
- Ample wall space for art and/or buffet
- Ceiling speakers installed
- Plantation shutters

### FORMAL LIVING ROOM

- Two story high ceiling
- Spacious room
- Gas log fireplace with granite surround
- Hardwood floor
- Double crown molding
- Dual decorative chandeliers
- Four wall sconces
- Custom oversized drapes and hardware
- Coffered ceiling treatment
- Recessed can lighting

- Abundance of natural light
- French doors lead to backyard
- Note: Mirror above fireplace stays at the property

### KITCHEN

- Granite countertop
- Tile backsplash with decorative granite tile inlay
- Built-in stainless steel KitchenAid French door refrigerator & freezer
- Large island with breakfast bar and decorative light fixture above
- Bosch stainless steel double ovens
- Built-in stainless steel GE microwave
- Stainless steel warming drawer
- 6 burner stainless steel gas cooktop with vent above
- Bosch stainless steel dishwasher
- Under cabinet lighting
- Built-in desk with display shelves
- Appliance garage
- Walk-in pantry
- Lots of cabinet space
- Recessed can lighting
- Ceiling speakers installed
- Double basin stainless steel sink
- Butlers pantry with granite countertop, stainless steel GE Monogram mini wine fridge, under cabinet lighting, clear glass front display cabinets

### BREAKFAST AREA

- Large wall of windows, allowing for tons of natural light
- Plantation shutters
- Decorative light fixture
- Crown molding

# COMPASS

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## FEATURES

### FAMILY ROOM

- Spacious room
- Ceiling speakers installed
- Wall of windows with plantation shutters
- Lots of natural light
- Open floor plan with kitchen, ideal for entertaining
- Recessed can lighting
- Decorative ceiling fan
- Clear glass display/bookshelves with built in lighting, entertainment cabinet with storage cabinets below
- French doors lead to backyard
- Crown molding

### POWDER ROOM

- Located adjacent to the formal living room
- Pedestal sink

### PRIMARY SUITE

- Located downstairs
- Spacious room
- Hardwood floor
- Crown molding
- Tray ceiling treatment with faux paint,, recessed can lighting, ceiling fan
- Ceiling speakers installed
- Plantation shutters
- Custom drapes
- Double entrances lead to en suite bath

### PRIMARY BATHROOM

- Separate “his & her” walk-in closet with built-in shelves
- His & Her dual vanities with dual sinks, storage drawers and cabinets
- Oversized tub
- Decorative chandelier above tub
- Ceiling speakers installed
- Separate water closet
- Large walk-in shower with frameless glass door
- Crown molding
- Note: Mirror on separate wall between vanities is excluded

### STUDY/ SECONDARY BEDROOM #1

- Located downstairs
- Spacious room
- Flexible space, could make an ideal study, playroom, “mother-in-law suite,” additional guest bedroom
- Queen size murphy bed with shelving stays at the property (it is bolted into the wall, could easily be removed)
- Decorative light fixture
- Ceiling speakers installed
- Plantation shutters
- Lots of natural light
- Huge walk-in closet with built-ins
- Carpet
- En suite bath with tub/shower combination and separate water closet

### SECONDARY GUEST BEDROOM #2

- Located upstairs
- Crown molding
- Ceiling fan
- Window blinds
- Recessed can lighting
- Walk-in closet
- Windowed en suite bath with shower
- Note: Television stays at the property

### SECONDARY GUEST BEDROOM #3

- Located upstairs
- Crown molding
- Ceiling fan
- Window blinds
- Recessed can lighting
- Walk-in closet
- Windowed en suite bath with shower
- Note: Television stays at the property



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## FEATURES

### **MEDIA ROOM**

- Carpet
- Decorative wall sconces
- Adjacent to game room
- Surround sound speakers installed
- Crown molding

### **GAMEROOM**

- Carpet
- Murphy bed stays at the property (it is bolted into the wall; could easily be removed)
- Flexible space; could make an ideal secondary bedroom, study, playroom
- Ceiling speakers installed
- Recessed can lighting
- Crown molding
- Walk-in closet
- En suite bath with tub and shower combination

### **BACK EXTERIOR**

- Resort-like private wooded setting
- Backyard paradise; an entertainer's dream!
- Sparkling chlorine swimming pool and hot tub
- Expansive covered patio with vaulted ceiling, surround sound speakers installed, three decorative ceiling fans, wood beam ceiling, stone columns
- Outdoor fire pit
- Large patio; plenty of room for outdoor furniture & pool loungers
- Sprinkler system installed in front & back yards
- Brick paver walking trail
- Gutters installed
- Mature trees

### **UTILITY ROOM**

- Granite countertop
- Utility sink
- Lots of storage cabinets
- Utility closet with shelves
- Washer and dryer connections
- Door leads to attached garage
- Separate door leads to side yard space

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