

814 Magnolia, Teague, TX

Outside property

Large ½ acre corner lot

3 car garage with office and ½ bath

Large brick patio

Pecan and Oak trees

Concrete RV pad with electric, water and sewer

House Operating Systems

Zoned Heat and Air – all new in the last 10 years

All new water lines in the last 10 years

All water connected to a manifold

Tankless water heater downstairs – 2021

Electric water heater upstairs – 2019

All new electric wiring – last 8 years

New 200 amp electric panel downstairs and a 100 amp upstairs

New gas line 2012

New sewer lines from fixtures to the street 2012

Appliances new in 2013- gas cooktop

Roof 2018 – new decking in 2011

**Gas fireplace**

**House Interior**

**Original hardwood floors downstairs**

**New carpet plus original hardwood floors upstairs**

**Interior walls and trimwork completely redone**

**Large closets and storage areas**