



Listing Features

Please review the complete list of features for

40507 Pipestone Road, Magnolia

- Original Owners – updated, pristine clean, nothing like it! Serene!
- No carpet!! Flooring consists of wood look tile, updated tile, and laminate wood in the secondary bedrooms and closets.
- Kitchen features double oven range, composite kitchen sink, white cabinets, recent paint, large corner window at sink! ****range is currently electric however there is a GAS at rear****
- Master bathroom features double sinks, large modern tub and walk in shower.
- 1 fireplace wood burning originally with gas, sellers have installed gas logs.
- HVAC is less than 2 years old. Heater is gas. Ductwork replaced, not original.
- Tankless Water Heater
- Water softener
- Clean and fresh garage, recent paint with work area and custom-built Porte cache. Garage door opener.
- Plantation Shutters featured in the Formal dining room, kitchen, breakfast room, and primary bathroom.
- Ceiling fans in ALL rooms
- Attic is walkable and decked for maximum storage.

EXTERIOR

- 1.21 acres, fenced, landscaped, lush and peaceful surroundings!
- Rear solar screens
- Back Deck is 20x13
- ALL BRICK!
- Electrical outlet in yard
- Barn/Workshop 30x30 w/10' overhang, electricity, RV Hook up in barn with 50-amp breaker and 11ft door. Ample storage and workshop area!
- Extra wide RV/trailer gate for backyard access.

Cimarron Country Community

1 horse, 1 cow allowed (per owner) Please read deed restrictions or contact HOA for specifics and verification.

Chickens (must be approved)

H-E-B is only 2.2 miles away!

Please request deed restrictions for further information and to confirm all community details as mentioned above.

<http://cimarroncountrypoa.org/>

Buyer to independently verify all listing details, features, measurements and community information.