



## Key Property Highlights

### 9319 Diamante Drive – Magnolia, Texas

Beautiful 2-acre property that is cleared, groomed and cross-fenced in white.

#### Exterior:

1. Water filtration system on the main line into the house. (Owned, specs/documents provided at closing)



2. Independent well on the property the serves the irrigations systems. You will not have a bill to water the property. Newly updated in 2021 after the freeze.



3. **New roof in March of 2016 with transferable warranty. Documents provided at closing.**
4. **Leaf Guard® gutter guards on the outside gutters. Documents provided at closing.**
5. **Additional parking for up to 4 vehicles.**
6. **Custom built Gazebo with steeple, electric outlet, ceiling fan, light, and walking lights.**



7. **Fire pit area with safety surround and sitting stones and landscape lighting around. (Included with sale)**



8. **Interior and exterior speakers.**
9. **Custom automatic driveway gate.**
10. **Irrigation system and landscaping lighting.**
11. **Playground area. (Play set structure included with sale)**
12. **Cross-Fenced.**
13. **Garden/Sitting courtyard area. Can be gated if desired.**
14. **Deer/Wildlife feeder area. (Feeder not included with sale).**

15. Pool and spa with waterfall. Pool fenced for safety. New spa heater in 2021 (to be installed prior to closing)
16. Trellis porta-corchere between house and garage.
17. Wrap-around porches with ceiling fans and recessed lighting.
18. Cozy back porch with swing. (Porch swing included with sale).
19. Screened-in porch overlooking the pool area with hook up for TV.
20. Professionally landscaped/maintained grounds.

## **Interior:**

21. Zoned AC/Heat with 2 units for house, separate unit for apartment/guest quarters.
22. Dual on-demand tankless hot water heaters.
23. Large utility room with separate entrance.
24. Two gas log fireplaces. 1 in Den, 1 in Formal Living Room
25. Hard wood and tile floors on the main level.
26. Plantation shutters in many rooms thru out home.
27. Wet bar in the den.
28. Office or 5<sup>th</sup> bedroom on the main floor with half bath.
29. Formal dining with tray ceiling and recessed LED lighting.
30. Butler's pantry between dining and living room for entertaining.
31. Large primary suite with separate large sitting area, double primary bath with 2 separate toilets and sinks. Updated shared shower.
32. Double walk-in closets in the primary suite with separate linen closet.
33. Two large additional bedrooms with shared full bath, separate sinks, and cabinets.
34. Full apartment/guest quarters above the garage with separate entrance and washer/dryer hook ups in the garage. Separate HVAC and hot water heater.
35. Full set of Architectural Builder Plans on the house. "As Built Drawings" provided at closing.
36. Existing survey is available.