

31619 Spinnaker Run, Magnolia TX 77354

- New Roof June 2021
- 12 zone sprinkler system with new Sprinkler Controller June 2021
- Smart Switches throughout the house (Lutron/z-wave)
- Loop trails through forest acreage, enjoy picking grapes and blackberries in the summer, peaceful trails for evening walks or horse-riding year-round.
- Horse fence is cross-fenced to create 3 pastures plus one pen.
- Backyard is completely fenced around to keep dogs inside
- Upstairs carpet is 1 year old (May 2020)
- Dishwasher control panel replaced June 2021
- Game Room coke collection is negotiable
- Fridge, Washing Machine and Dryer are negotiable (game room fridge is not available)
- 10X10 Climate controlled garage shop in attached garage (has it's own AC unit and water at the sink available--currently turned off)
- Large interior storage room (not climate controlled, but finished, approximate 10X24 in addition to large unfinished walk-in attic over attached garage with access from upstairs bedroom) not included in total house square footage
- 3rd floor loft with climbing tower in upstairs front bedroom, perfect playroom or secret hide-away
- Pool table is available for purchase
- Extra large walk-in shower with two shower heads
- Wheelchair accessible 2nd primary downstairs
- Wildlife or other agricultural exemption possible on back 10 acres
- 4 separate A/C zones
- Camping area in forest with play fort
- Built-in computer hutch in game room