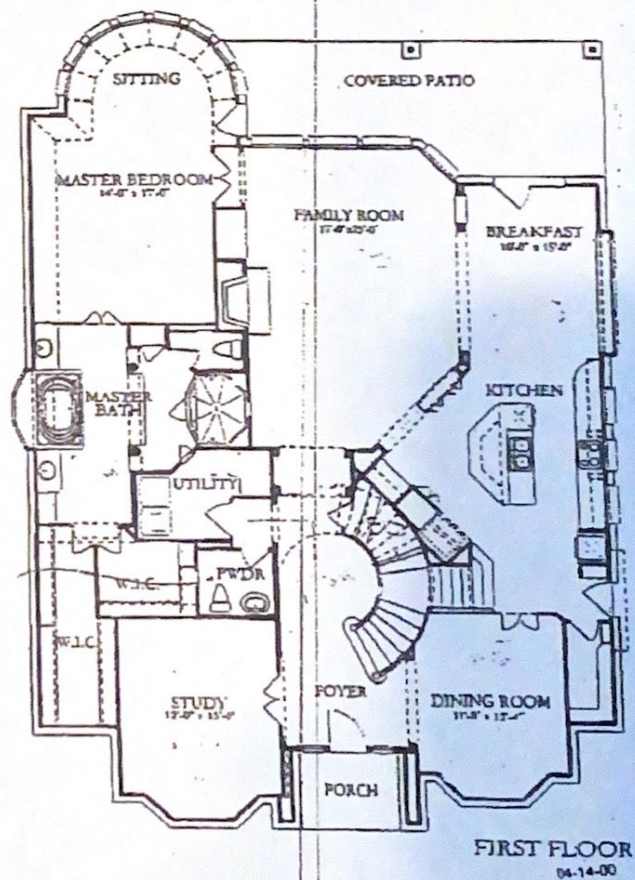
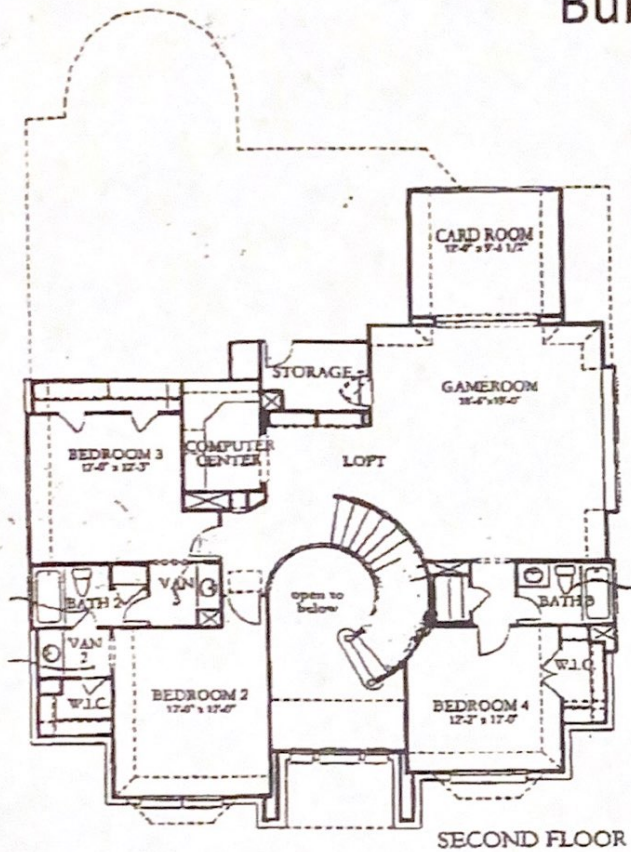


Builder plan 4068 sq foot.



## *13711 Magnolia Manor Drive*

- ~ 4 bedrooms, 2 full baths and 2 half baths*
- ~ Detached 3-car garage with a half bath*
- ~ Mature trees add to the curb appeal of this home*
- ~ Beautiful spiral staircase with wrought iron spindles*
- ~ Plantation shutters on the front which gives the home a nice uniform look*
- ~ Private home office includes wood flooring and a bay window*
- ~ Island Kitchen - Quartz countertops, gas cooktop*
- ~ Formal dining boasts double crown molding, chair railing and wood floors*
- ~ Fireplace in the family room with slate tile surround*
- ~ Spacious primary bedroom includes a sitting area*
- ~ Stunning herringbone patterned flooring in the primary bathroom*
- ~ Upstairs includes 3 bedrooms, 2 full bathrooms, game room, study with a built-in desk and a flex room*
- ~ Utility room with cabinets, built-in folding table and laundry shoot*
- ~ Sparkling pool with a waterfall, hot tub, and lush landscaping*
- ~ Pool pump replaced in June 2021 along with pool heater and piping*
- ~ Water Heaters replaced in May 2021*
- ~ Roof replaced in June 2019*
- ~ Sampson Elementary is located in the community*
- ~ Community amenities include parks, tennis courts, sand volleyball court, pools & splash pad, walking trails & clubhouse.*
- ~ Easy access to Hwy 290, Beltway 8 and the Grand Parkway*
- ~ Cypress offers a wide-ranging selection of restaurants and shopping*
- ~ Zoned to Cypress Fairbanks ISD*
- ~ All home furnishings are negotiable!*