



APRIL EDWARDS
REALTOR

Important Features & Improvements of 12703 Winchester Court

- Completely New 8 Foot Fence Installed in 2020 on All Four Sides of Back Yard
- PEX Plumbing
- Expansive .851 Acre Wooded Cul-de-Sac Lot
- Built-in Outdoor Kitchen with concrete counters and Bar Seating. This includes Small Fridge, Stainless Steel Sink with Hot & Cold Water, Lots of Storage, Blackstone Griddle and plenty of room for a grill and smoker. All under Large Covered Patio
- Sparkling Pool & Spa with Expansive Pool Decking
- Fresh Paint throughout much of the home

- Freshly painted White Cabinets, including Metal Hardware with Granite Countertops & Tile Backsplash in Kitchen
- 5 Burner Gas Stove & Double Ovens(one is a Convection Oven) in Kitchen
- Triple Basin Sink with Stainless Steel Pull-down Faucet in Kitchen
- Updated Light Fixtures in many areas
- Stone & Brick Surround Fireplace (to the second story ceiling) and Mantle with Gas Logs
- Solid Wood Front Door with metal detailing
- Stone Accent Wall & Movable Plantation Shutters in Dining Room
- Study with Double Glass Doors & Movable Plantation Shutters
- Separate Sitting Room with Wood Ceiling & Half Bath off Breakfast Area with access to the Back Yard

- Wood & Tile Flooring throughout home with carpet only in bedrooms and Gameroom
- Plantation Shutters installed in several windows of the home
- Large Laundry Room with room for extra indoor fridge/freezer
- Primary Bedroom with Sitting Area
- Soaking tub, Separate Vanities with Individual Sink & Two Walk-in Closets in Primary Bathroom
- Spacious Covered Front Porch
- Oversized Three Car Garage with Circular Drive
- Whole House Water Softener
- Programable Sprinkler System
- Easy-to-Care-for Upgraded Landscaping with Fresh Mulch
- Ceiling fans throughout home

- Large Texas Basement off Gameroom for additional storage
- Treehouse and Storage Shed in Back Yard
- Smoke-free Home
- Just around the corner from one of two Mostyn Manor Recreation Areas complete with Play Equipment, BBQ's & Walking Path
- EASY & QUICK access to Magnolia High & Magnolia Parkway Elementary
- LOW Tax Rate of \$1.9722