

**26521 Lazy Lane  
Magnolia, Texas**

Features

- Seamless Gutters
- French drain
- Accent lighting (front yard)
- Double pane windows
- 6-year-old composition roof (40-year roof)
- Tankless water heater
- Reverse osmosis & water softener
- 19 seer air conditioner with variable speed
- Zoned air conditioner
- Recent breaker box with sub-panel for garage
- Cedar wainscotting
- Cedar Linen cabinets (primary bathroom)
- Walk-in closet (17x6 primary bedroom)
- Walk-in shower
- Jetted tub (7ft primary bathroom)
- Utility shed (14x10)
- Dog kennel with auto water (30x10)
- RV parking on side of home (14' height x 10' wide)

Items that will remain with the home

- 8 camera security system + TV for viewing
- Gun safe (60 gun)
- TV over tub in primary bath
- Samsung refrigerator in kitchen
- LG washer & dryer

Garage features

- Tandem garage with 14' ceiling
- 10x10 roll up door
- Unfinished game-room above the garage (40x14)
- Loft storage in garage (40x7)
- Portable generator hook-up
- Industrial 80-gallon / 2 stage air compressors with oil & water separator
- Build in air lines for your air tools
- Chain falls on trolley (mechanical w)
- Wired for 240 / 50-amp outlet