



9919 CLUBHOUSE CIRCLE, MAGNOLIA, TX 77354

Highlights

- 1. Privacy
 - No front neighbors due to POA owned reserve acreage
 - No rear neighbors due to Golf Course
 - Location on Clubhouse Cir sees less through-traffic
 - 2. Golf Course
 - Access through back gate large enough for golf cart
 - No errant golf ball risk due to lot location.
 - Golf course maintains landscaping beyond fence line
 - 3. Roof
 - Replaced in 2014 (hail) – no leaks
 - Preventative maintenance in 2022 by Woodlands Roofing – 2 yr warranty on entire roof
 - 4. Pool
 - Deep end is ~10ft in depth, perfect for “dive rock”
 - Brand new pool heater, variable speed filter pump, waterfall pump, and salt cell
 - Hayward Tigershark AND Polaris 280 sweeper incl
 - New poolside speaker and Bluetooth receiver incl
 - 5. HVAC
 - Evaporator coils replaced in 2 of 3 units; 10-year warranty from Goodman (2019 installations)
 - 2 or 3 compressors replaced since 2014
 - Owner upgrades to all 3 systems: Honeywell UV treatment & float switches
 - 6. Water Heaters
 - New water heaters (replaced 2018 & 2021)
 - Owner installed bypass for easy annual maintenance
 - 7. Landscaping
 - Owner installed automatic irrigation to planters and beds
 - Owner installed weed barriers in every bed
 - Owner installed bull-rock for long-term erosion control
 - No glyphosate or atrazine has been used for 4 years
 - 9. Water / Septic
 - Owner installed Pelican brand whole home combination filter & softener (PSE2000-P)
 - Flume Smart Home Water Monitor incl
 - Septic pumped-out Jan 2022
 - 8. Paint / Aesthetics
 - Repainted entire upstairs in low-VOC paint (2021)
 - Numerous owner upgrades to faucets, fans, lighting
 - Carpet replaced & wood flooring added recently (2017)
 - 10. Other Highlights
 - Lots of built-ins and functional cabinet space
 - Very large “Texas basement” for storage
 - Brand new basketball goal (2021)
 - Workbench space & pegboard in garage
 - Outdoor smoker
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