



38111 Wildwood Pt., Magnolia TX 77354

Home Details Provided By Owner:

Electric Yearly average: \$206.00 per month

Gas Yearly average: \$103.00 per month

Features:

- Very green community with lots of grown trees
- Stocked area fish pond
- Near proximity to The Woodlands and also Hwy 249
- Magnolia school district
- No water nor sewer fees
- Architectural details including several pocket doors in the home
- Quiet community
- Equestrian community with trails for horses, hiking and biking
- Triple stall stable and tack room, vegetable garden and hay loft
- Recent furnace and A/C coils (2019)
- Walk in access above garage in attic
- Age of roof aprox. 7 years
- Water heater age aprox. 6 years
- Roof age 7 years
- 3 car garage
- Electric wrought Iron gates onto driveway
- Double ovens age 3 years
- Pool has new pump and cleaning robot since 2021
- Pex piping installed 2021
- Flooring: Amberly Cherry water resistant installed 2021