

211 Old Pines Lane

Magnolia, TX 77354

Feature & Update Summary

General:

- Gracepoint Homes showpiece with beautiful curb appeal
- Excellent location in the peaceful Magnolia Reserve development
- With a 3,369 sq ft one-story open floor plan, it is very adaptable & accommodates any lifestyle
- Spacious, half-acre lot with raw, untouched land for forest appeal and privacy
- Quiet street without the thoroughfare traffic of master-planned communities
- Acclaimed Magnolia ISD School District
- Solid surface flooring in entry and open floor plan main room
- Super low 1.8587% tax rate
- NEW shopping center COMING SOON, including HEB, CVS, and more
- Short drive to old Magnolia, Montgomery and Lake Conroe for shopping, restaurants, and water recreation
- Excellent location for commuters – 5 minutes to SH249, 15 minutes to The Woodlands!

Open Main Room:

- Engineered hard-wood flooring by Mohawk throughout the main area
- Excellent spacing between kitchen, living area, and dining area
- Eight-foot doorways found throughout the entire home
- Large 42-inch gas-log fireplace with marble surround and large wood mantle for instant warmth or room ambiance
- Oversized area for large dining table, chairs & accent pieces
- The home chef will love the gourmet kitchen with 5-burner gas stovetop
- Oversized 10-foot-long granite island with breakfast bar to seat the whole family
- Modern wooden farmhouse light fixtures bring warmth to the entire kitchen area
- An amazing amount of storage, great counter-space with tall, solid wood white cabinetry
- Amazingly deep cabinet drawers to suit a variety of storage
- Ample kitchen storage with large walk-in pantry with shelving
- Under cabinet lighting provides beautiful accenting of tile backsplash and granite surfaces
- Built-in oven is internet and wi-fi ready for remote accessibility with personalized cooking features
- Ultra-quiet wi-fi accessible LG dishwasher with steam cycle...you will not even know its running!
- The large utility room is convenient to kitchen, provides ample space for an extra refrigerator and easy access to the 3-car garage
- Utility room also features cabinet space for additional storage and preinstalled alarm panel
- Wi-fi enabled thermostat keeps your home comfortable throughout all the seasons
- Substantial windows highlight the picturesque pool, yard and beautiful natural wooded area

Flex Room:

- Three large windows provide for another magnificent view of the pool and untouched pines and oaks. Enjoy several species of birds that thrive in the wooded area.
- Eight-foot double doors can be closed for family movie nights

Master Suite:

- Large master bedroom with scenic views of the tall pines and oaks in the backyard
- Two enormous, walk-in closets have plenty of space for storage of clothing & personals
- Newly installed and upgraded Shaw solid surface laminate flooring in both closets.
- Adjoining master bath features dual-sink granite vanity & tub for relaxing
- Separate shower with tile accents & full-length glass door

Bedrooms:

- Two bedrooms are well-sized and feature large double door closets
- An additional bedroom with ensuite bath and large walk-in closet is an excellent guest room for visitors.
- These rooms could also be used as an additional study, exercise room, hobby or craft room, or whatever fits the lifestyle of the new owner

Home Office:

- Oversized study/home office can be easily transformed into an additional bedroom
- Double glass doors offer an attractive view of the 10-foot-tall entry way

Exterior:

- Oversized & off-set 3-car garage is 23x31 and perfect for vehicles or additional storage
- Two garage door openers with additional outside control panel
- All garage doors are fiberglass insulated for additional temperature control
- Large covered front patio to enjoy tree-lined sunsets in the evening
- Beautiful glass paned front entry door allows an abundance of natural lighting
- Whole house gutter system with heightened panels to ensure water is channeled through French drains to the culvert
- In-wall Taexx pest control system protects your home from unwanted guests
- Over half an acre provides pleasing curb appeal and privacy of this large custom property
- Wrought iron fencing on two sides for viewing of deer that walk the culvert
- Three wide iron gates for easy access to the yard with open access to the wooded portion
- Vast 22' x 30', free-form pool ranging from 3.5' to 6' deep for summers of fun
- Fire pit and seating decking area for gathering and entertainment
- Upgraded In-floor sweeping/ cleaning and circulation system for an extra clean pool.
- Automatic chlorine dispenser for worry free water care
- Temperature control detection system runs the pool automatically when temps are colder
- Auto fill and drain system keeping pool at perfect levels.
- Color changing LED pool light
- Waterfall feature, two sitting benches & additional decking for your outdoor lifestyle needs

- Upgraded small pebble plaster with crushed seashell provides pleasant footing and beautiful shimmering effects
- Sixty-four square-foot tanning ledge provides perfect area for cooling relaxation
- Entire pool decking and patio surface boasts matching cooling texture and paint.
- Large covered rear patio for relaxing or entertaining prepped for built-in BBQ
- Lush green grass surrounds the exterior pool for plenty of yard enjoyment for family or pets
- Enjoy a family of birds that nests each Spring in the wooded area birdhouse, along with watching an abundant variety such Bluebirds, Cardinals and more
- Wooded area provides a limestone rocked fire pit, for a true campfire feel
- Enjoy the private spacing of the culvert providing neighboring distance and greenspace tranquility

Taxes: \$8,208 (2021)

Schools: Magnolia ISD

Offered at: \$699,900

Low Tax Rate: 1.8587%

