

# Attributes and Upgrades

143 Magnolia Grove Lane

Conroe, TX 77384

One-story DR Horton model home, 3 bedrooms, 2 full baths plus office

Located in sought after Grove @ Jacob's Reserve

2167 sq ft

Built 2008

Roof replaced July, 2022

Split bedroom floor plan and open plan kitchen to den

Interior repainted 2020

Kitchen remodel in 2020 includes:

- Tile flooring (12 x 24 tiles)
- Tile backsplash
- Granite counters
- Double stainless sink
- Faucet
- Under counter lighting
- Painted 42" cabinets

Appliances are about 8 years old – Double oven, microwave and dishwasher  
Gas stove – 4 burner

Entire Master bathroom remodeled 2020 and includes:

- Large glass door, tile shower with granite seating/shelf matching the counters and windowsill in shower
- Dual shower heads – Rainhead and Handheld detachable
- Abundance of high-end built-in cabinets
- Dual sinks
- Tile flooring (12 x 24 tiles)

- Two built in medicine cabinets
- Grand master closet

Office with French doors

Formal dining room

Large den open to the kitchen and backyard

Open and expansive entry way with new tile flooring in 2020

Flooring is genuine hardwood in dining, den, office and master. Tile in kitchen and baths. Tile in master bath and kitchen are recent. Carpet in secondary bedrooms

PEX plumbing

AC – furnace replaced 2021

Hot water heater replaced 2018

Covered patio with ceiling fan with tile floor replaced in 2014

Spacious secondary bedrooms with large closets

Surround sound in office, den, and all 3 bedrooms

Fireplace with decorative accent to match the kitchen backsplash done in 2020

Fence replaced July, 2022

Tall ceilings throughout

Ceiling fans throughout

Cut ceilings and arched doorways offering architectural upgrades

Large windows for plenty of natural light

Laundry room shelving offering plenty of extra storage

2 car garage

Sprinkler system

Storm door on front

Blinds on windows throughout

Double paned windows

Gutters with mesh protection

Eco whole house water softener

Original owner

Professionally landscaped

Conroe ISD

Abundance of neighborhood amenities including hike/bike trails, resort style swimming pool with splash pad, miniature golf, playgrounds, fishing lake, picnic areas, pavilions, and exercise field.

Close proximity to I45, FM 1488, FM 242, The Woodlands, Lake Conroe

Easy access to plenty of grocery stores, eateries, shopping, entertainment, Woodlands Mall, and Cynthia Woods Pavilion

Never flooded

All information is to the best of Seller knowledge

