



30968 N High Meadow Cir

Magnolia, TX

Fall in love with the country serenity of Magnolia in the beautiful community of Estates of Clear Creek. The property features are listed below.

HVAC

17-SEER 4.5 ton RHEEM system - 3 years old
All duct work in attic redone
2 New AC return lines

EXTERIOR

All exterior walls have foam injection for additional insulation with termite control

ROOFING

composition - 3 years old
10 year warranty

INTERIOR

Hurricane impact-resistant windows (lifetime transferable warrant)
Oversized Gameroom (20 x 24)
Custom entertaining center in gameroom
Ceiling fans less than 3 yrs old
Cathedral ceilings in Primary Bed & Secondary Bed
LED Lighting

PLUMBING

10-zone in-ground sprinkler system w/ insecticide/fertilizer injection tank
French drains along back of home
Water filtration system

FLOORING

Bamboo hardwood flooring in bedrooms
Carpet in family room
Tile flooring in wet areas