

 **6831 Kotlan Ct Magnolia,**
TX, 77354

GENERAL FEATURES & INFORMATION

- Freshly painted walls
- Carpet installed 2023
- Brand new wall outlets
- Brand new light switches
- Magnolia school district

INTERIOR FEATURES

- Brand new ceiling fan in living area
- Brand new ceiling fan in primary bedroom
- Gaslog fireplace
- Insulated windows
- High open ceilings
- Utility room
- Primary bedroom features an ensuite, garden tub,
- separate shower, double vanity sinks & walk-in closet.

KITCHEN

- Kitchen island
- Breakfast bar
- Built in microwave
- Gas range
- Ceiling spotlights

EXTERIOR FEATURES

- Covered back porch
- Lawn sprinkler system
- Fenced backyard

GARAGE

- Spacious two-car garage
- Automatic garage door

NEARBY PLACES, SHOPS, AND RESTAURANTS

- Tea Bear Tea House **0.5mi**
- Kroger **1.1 mi**
- Aldi **1.3mi**
- True Texas BBQ **1.5mi**
- Cravin Cajun **1.5mi**
- Umami Grill and Sushi **1.6mi**
- Tailgators Pub & Grill **1.7mi**
- Hebrews Coffeehouse Magnolia **1.7mi**
- Home Depot **1.8mi**
- 242 Pub & Grill **2.6mi**