

Welcome to 58 Brookefield Circle, Magnolia TX 77355

Features & 65K in Recent Updates

Transferable Choice Home Warranty expires August 9, 2024 (Choice Ultimate Plan)

New Tankless Hot Water Heater to include warranty: 12 year heat exchange, 5 years parts, 3 year labor

New Whole Home Water Softener/Carbon Filtration to include warranty: 5 year parts & labor

New 3 Zone A/C with high-end wifi thermostats (note: A/C unit is not new, added 3 zones to existing unit) Main living/office, Master bedroom, 2 secondary bedrooms

New black aluminum fencing with 2 gates

New Quiet Series Garbage Disposal

New Wood shed with shingled roofing 8x12x6

New Shaw Luxury Plush Carpet with Pet Guard protection & Ultra boost padding in all 3 bedrooms

New Quartz Countertops and Backsplash

Kitchen island is 7 1/2 foot

Entire Interior painted with Sherwin Williams color "Repose Gray"

All exterior doors painted with original house color

New deep farm house sink with Moen High Pressure Pre-Rinse Faucet with lifetime warranty

New Epoxy Floors in garage

Yard has several French drains

Front & Back Sprinkler System

VAST amount of floored attic space in home and above garage

Swing Set to stay

Outdoor string lights to stay

Kitchen refrigerator to stay

Service Contracts:

Wright A/C: Spring & Fall inspections and complete service of both A/C & Heating

Heartland Plumbing: Family Club Memberships to include Annual plumbing inspections and various other perks..... will provide full details

Ecoshield Pest Service: Bi-monthly FULL service interior/entire yard front and back

Gardner: Charges \$60 weekly for front and back yard

NEGOTIABLE ITEMS:

6 month old Generac 24 KW whole home generator with 10 yr warranty and 5 years of pre-paid maintenance services. Installed by Spring Generator

Patio Furniture

Eat-in Kitchen round table

White TV floating wall mounts that have 3 drawers in both Living Room & Master Bedroom. The living room one has LED light under top shelf. Master bedroom does as well but needs a new cord.

Exclusions:

Outdoor security camera system

Living room surround sound system

Back patio surround sound system

Fan on wall in garage

Garage black metal cabinets

Tall free standing white cabinet in laundry room

Utilities:

Summer July/August \$200-\$250 average electric (72 degrees day/68 degrees night temp settings)

Winter December/January \$85 average electric

Summer \$35 average gas

Winter \$150 average gas

Summer \$150 average water with using sprinklers

Winter \$40 average water

Trash Day: Monday

Your Water bill includes: water and trash from MUD district

Important Information:

In the laundry there used to be a water tank where the secondary refrigerator currently is. Upon removal of water tank the floor tile was not in that spot.