



FEATURED PROPERTY: 7015 Woodland Oaks

The Neighborhood of Woodland Oaks:

Woodland Oaks is located on the border of the East Texas Pineywoods and the Gulf Coast regions once inhabited by Akokisa Indians. In addition to being conveniently located to shopping, dining, entertainment, and healthcare, it offers several amenities. The swimming pool includes a splashpad, restrooms, covered seating, wrought iron tables and chairs, and a bicycle rack in the parking lot. You will also have access to the tennis courts, ½ basketball court, covered pavilion, park with playground equipment, tables, benches, bicycle rack, and trash cans. It is zoned to acclaimed Magnolia ISD.

Website: <http://www.woodlandoaksnews.org>

Home:

Built in 1999

3 bedrooms - 2 baths - 2 car garage

1549 square feet home and 12,000 square foot lot

Annual HOA fee: \$365

Low Tax rate: 1.7646

Interior:

Tile throughout kitchen, living room, and hallway

New interior paint within last 2 years

Wired for security system

Gas fireplace

Primary bath includes double sinks, jacuzzi tub, and large walk-in closet

Exterior:

Large front and backyard

Covered back patio with ceiling fan

Exterior Home:

Gutters on home

New coach lighting on garage and front entry

Garage:

2 car garage

Completely drywalled

Mechanicals:

One A/C unit – replaced around 2013

Gas furnace

40 gallon hot water heater

Roof - 2016