

Simmons 22803 Meadowsweet Dr. Magnolia, TX 77355

28,000-gallon pool constructed February 2021(\$75,000)

- 3 ½' ton waterfall
- Auto fill system
- Oversized pump and filter system to accommodate trees.
- Shallow Sun deck with bubblers designed for grandkids*kids* in mind.
- Over 1200 square foot cool deck concrete

Kitchen

- Custom White Shaker (Kent Moore) top line with self-closing doors, drawers solid wood construction
- GE Profile Professional appliances with every Chef*cook* dream in mind Double Electric wall oven with blue tooth capability while having a LP 5 burner gas cooktop.
- 3CM Granite countertops
- Undercabinet lighting

Window Coverings

- Over \$25,000 invested in 4 ½' clear line customer shutters they show to impress.

Back Yard

- Fully Fenced
- 10 zone sprinkler (capacity 20)
- Full 6" Gutter around entire house

Propane

- 500 Gallon underground propane tank no eye sore like normal
- 2- 50 Gallon LP Energy Efficient water heaters

HVAC

- Dual systems with April Aire thermostats
- Indoor Air Quality (RGF Reme systems control allergies, mold spore, dog smells, cooking)
- Humidity control system (fresh air return)

Garage

- Every man dreams oversized garage 23'x24.'
- Garage Door 18'x8' perfect for Full size Truck and extra garage door height

Flooring

- 8"x36" wood like ceramic through kitchen and main living
- Master bath has Porcelain floor.
- Master bath has real Marble tops.

Storage

- Attic is partially decked but new owner can add more coverage.
- Custom storage in master closet, laundry, and coat closet with a custom mud cabinet

Clear Creek Forest 12 HOA \$225 yearly

- Pool access for CCF 12 only
- Pavilion can be rented out.
- Fishing lake
- Playground
- Plenty of wildlife deer, turkey, rabbits, squirrels

Best off all no MUD and very low tax rate without Homestead 1.92%

Current service contracts

- Septic with AES
- Water line breakage Quad vest
- Propane monitoring Blue Green
- Trash Farmers
- Electric San Bernard (Co-op only)
- ATT Fiber Optic 1GB service
- *** 2 appraisals
 - .69 acre
 - 3,451 square foot 3,459 square foot