



TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

Property Address: 12002 Water Oak Drive Magnolia, TX 77354

1. Location, location, location - Houston, The Woodlands, shopping, etc
2. Huge primary suite with fireplace & sitting room
3. True media room with large screen
4. Beautiful office with built-ins
5. Large pantry
6. Privacy while sitting on back patio and massive backyard with firepit
7. Enormous gameroom with additional open room, with wall of built-ins
8. Beautiful & grand open entryway with stairs
9. Built in niches with lighting to showcase pictures
10. Low utility bills with custom thickness of exterior wall insulation
11. Gated community with pool, lakes, ski lake, tennis court, basketball court, park & pavilion
12. No through traffic in neighborhood & must be resident to use back entrance/exit
13. Bus stop huts w/ benches for kiddos - 13 huts!



UTILITY INFORMATION

Property Address: 12002 Water Oak Drive Magnolia, TX 77354

UTILITY	MONTHLY AVG.
ELECTRIC	\$292
GAS	\$112
WATER/SEWER/WASTE MGMT	\$107