

BERKSHIRE HATHAWAY | Premier Properties HomeServices

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Property Address: 12002 Water Oak Drive Magnolia, TX 77354

DESCRIPTION	DATE	
New Interior Paint	June 2023	1st Floor, Vaulted Entry, Partial 2nd level
Sprinkler System	June 2023	Inspected & Repaired/Replaced anything in need
A/C Check up & Repair	June 2023	New evaporator coil, safety switch, compressor contractor, capacitor, fan motor & start kits
New Tankless Water Heater	March 2023	



TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

Property Address: 12002 Water Oak Drive Magnolia, TX 77354

- 1. 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