

30711 GREEN FOREST | MAGNOLIA, TX 77354

ATTRIBUTES AND PROPERTY DETAILS

October 2023

- 1.11 acres / 3 bedrooms | 2 bathrooms | 2 car garaged attached
- 30x50 Oversized garage/workshop/covered patio space with electric. 10x10 roll up doors front and back access. Ample space for storage and projects – at the same time. Built 2003
- Cyclone fence around portions and 6' wood fence around portions of perimeter of property
- Automatic gated access, 4 remotes / 2 ring cameras (front & back of house)
- Whole **Property** Generac RG032 Generator – installed 2018, new battery 2021, maintenance program included
- New 40yo Roof installed 2018 / Attic triple insulated for maximum heating and cooling efficiency.
- 2 Non-aerobic septic tanks on lot next to house, lid replaced less than 2 years ago
- Some plumbing work completed in 2003. Current resident unsure the extent of work completed.
- Triple-pane insulated, high E windows, top and bottom access installed 2016
- Woodburning fireplace inset, with blower
- HVAC Unit - very well maintained.
- Kitchen appliances – very well maintained.
- Primary bathroom updated 2016 / Secondary bathroom updated 2018
- Crushed marble flooring in attached garage and exterior walkway and back porch, steel roof and plenty of space for outdoor living
- Solar-powered lighting in landscaping with timer
- BBQ Hut area – unfinished outdoor kitchen potential