

12514 COLT CT, MAGNOLIA TX 77354

Inside Features:

- Spacious hallways and walkways through common areas like the kitchen and upstairs
- Separate MUD Room / Utility room side entry area from Port Cochere
- Crown molding throughout house
- Massive Game Room only over non-living spaces like the Port Cochere
- Kitchen has Double Dishwashers
- Dual Staircases
- Large Closets for each Bedroom
- Walk In Attic Storage Space from the Upstairs
- Master Bath His & Her Closets, Jacuzzi Tub, Heater & Fan
- Window Blinds throughout entire house
- 2020 - All new LED bulb and can lights throughout house
- 2021 – Austin Stone Fireplace & Cedar Mantle installed, Austin Stone Kitchen Bar wrap installed.
- 2021 – Exterior Speakers installed and wired to Home Entertainment area
- 2021 – Livingroom - (3) New Downlights and 72” Deluxe Fan with Wireless Remote installed
- 2021 – Smoke Alarms replaced
- 2021 – Wifi Thermostats installed
- 2022 – Master Closet - Built-In's Upgrade
- 2023 – Livingroom - Gas Log Fireplace Install with Wireless Remote Control

OTHER Features:

- RING Front Door / Side Door / Interior Garage / Driveway Camera system
- Massive Permanent Basketball Goal
- Front of House up lighting w/ Daylight Sensor
- Whole Home Water Softener System
- Grand Entry with Solid Wood Double Front Doors
- Garage Interior Siding and additional Receptacles installed, Pony Wall with Built In Shelving
- 50A Subpanel Electrical service at the pergola & garage, with landscaping outlets for lighting, fountains, other equipment.
- Recently cleared a large amount of underbrush to open up the backyard

ROOF – installed new 2020

A/C's – complete new systems inside and out, with surge protection, installed August 2020

BACK PATIO ENTERTAINMENT AREA 2021 – Hip Roof Patio Cover with Cedar Beam & Composite shingle construction including:

- Cedar Beams matching existing Pergola

- All wood features refinished and stained to match
- Composite Shingles
- Hardi Siding and Trim to match house and garage
- Austin Stone Columns with Matching Brick Top Accent
- Bar Area with matching Austin Stone and Granite Bar Height Counter
- Convenience Receptacles in the Soffits on a Wall Mounted Switch
- Dimmable Can Lighting
- Fans w/ Wall Mounted Remote Controls
- Tongue & Groove Inside Ceiling Finish
- Exterior Speakers mounted with wiring to the Garage and Home Entertainment areas respectively
- TV Mount, Power Receptacle, and HDMI run to Garage
- Gutters AND gutter covers installed
- Extended Concrete to the Pergola, end of the west side of house, and added a fire pit area.

DRIVEWAY EXPANSION 2021

- Added concrete between house and driveway by the garage, relocated Basketball Goal
- Expanded right side of driveway to a double gate leading to back yard parking area
- Installed Retention wall and crushed rock driveway extension to a parking area in rear of property, complete with drain pipe

REAR Landscaping 2022

- Shrubs, landscaping rocks, and French drain throughout

MOSQUITO Misting System Install 2022

- Automated System with Wireless Remote and set schedule control
- 60 Nozzles
- Coverage across entire patio, driveway, front porch, parking, pergola, and main yard areas.

IRRIGATION System Install 2023

- Automatic Controller with Rain sensor
- 8 Total Zones
- 6 Front – Driveway, main yard, yard flower beds, house flower beds
- 2 Rear – full coverage of landscaping
- Capacity to add additional coverage (future rear was planned) up to 12 zones total.