

## Key Features, Upgrades & Highlights for 32018 Spinnaker Run, Magnolia, Texas 77354

New Roof in Nov 2023 with 25-Year Transferrable Warranty (see CertainTeed website for details)  
Upgraded WinterGuard Underlayment Installed plus All New Roof Jacks and Flashing  
Gated Driveway with Car Remotes & Driveway Keypad Access  
Landscape Lighting in Trees Along the Driveway and Turnaround Loop  
Reconstructed Lakefront Dock and Deck with Poly Material for Extended Life (2021)  
Full Irrigation of All Lawn and Landscaped Bedding Area  
Private Water Well Onsite for Irrigation & Pool Source plus City Water for Standard Home Use

Pool Resurfacing Completed in July 2023  
Pool Heater Upgraded and Replaced in 2022  
Pool Upgraded to New DE Filter System in 2020  
Pool Lights (3) and Cabling Replaced with New in 2020

Full Kitchen Remodel Completed in 2022-23  
New Wolf Commercial Quality Gas Cooktop with Hidden Downdraft Feature, Stainless (2023)  
New Wolf Commercial Quality Double Wall Oven and Built-in Microwave, Stainless (2023)  
New Viking Commercial Quality Refrigerator and Freezer, Stainless (2023)  
New KitchenAid IceMaker - Stainless, Undercounter in the Utility Room (2023)  
U-Line Wine Refrigerator - Stainless, Undercounter in the Kitchen with 16-Bottle Capacity (2018)  
Bosch Stainless Steel Dishwasher (2017)

Newer Heating & Air Condition Systems (HVAC) including Replacement of Inside and Outside Units  
- Upstairs Units Replaced in Sept 2022  
- Master Suite Units Replaced in March 2021  
- Kitchen, Dining and Main Living Areas Downstairs Replaced in Oct 2016

Remodeling of All Baths in 2016-17  
- New Granite Counters with Undermount Porcelain Sinks  
- All New Hardware, Light Fixtures and Faucets  
- Repainted All Cabinets

Fresh Interior Painting Throughout including Walls, Trimwork and Cabinetry  
Painting Included Walls & Trim in Closets and the Garage  
New Carpet in All Bedrooms and Closets

**See Additional Pages for a Detailed Description of All Features & Upgrades**

Click Link to View: [INTERACTIVE FLOORPLAN](#)



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**Ray Frisby, Sales Agent**  
**Greystone Realty**  
**281-615-1806**

# Detailed List of Features & Upgrades

## Kitchen

Magnificent Island Kitchen with Open Views of the Lake, the Custom Pool and the Huge Backyard  
Open Floorplan is Perfect for Entertaining

Commercial Grade Stainless Steel Appliances including  
New Wolf Gas Cooktop with Hidden DOWNDRAFT Vent  
New Wolf Stainless Steel, Double Wall Oven  
New Wolf Stainless Steel, Built-in Microwave  
New Viking Stainless Steel Refrigerator / Freezer  
Undercounter U-Line Wine Refrigerator (2018)  
Bosch Stainless Steel Dishwasher (2017)

Granite Counters with Tile Backsplash  
Four Granite Workspaces and Serving Areas  
Granite Bar Seating and Large Island with Granite

Abundant Storage with Huge Walk-In Pantry  
Plus a Second Pantry nearby and 16 Upper Cabinets,  
20 Undercounter Cabinets and 10 Drawers

Deep, Stainless Steel Double Sink with Disposal  
Elegant, Tall Brushed Nickel Faucet with Sprayer  
Reverse Osmosis Tap by the Sink

Separate HVAC for Kitchen & Living Areas (New 2016)  
Gas Log Fireplace with Mantle and Spotlight  
Two Built-in Shelves & Cabinets with Granite Tops  
Adjacent to the Kitchen

10-Foot Ceilings with Ten Recessed Lights in Kitchen  
Under-Cabinet & Over-Cabinet Accent Lighting

Bar & Butler's Pantry area in the Kitchen with  
Glass-Front Cabinets, Wine Rack and Granite Counter  
Elegant Tile Backsplash with Accents and  
Oversized 16" Tile Flooring  
Fresh Paint - All Walls, Trim & Cabinets (2023)

Kitchen Dimensions: ~14' x 17'  
Potential Buyers: Verify All Dimensions Independently

## Main Living, Breakfast Area & Guest Bath

Wall of Windows with Magnificent Lake Views  
Entertainer's Dream with Indoor & Outdoor Space  
10-Foot Ceilings with Recessed Lighting  
Antique Finish Ceiling Fan

Built-in Lower Cabinetry with Clean, Wall Space Above  
Hard-Surface Countertop for Artwork or TV  
Four Storage Cabinets and Two Shelf Sections

Spacious Breakfast Area Overlooking the Pool  
Casual, Outdoor Dining Area is Also Accessible  
Guest Half Bath is just Off the Living Area  
Bath has Direct Access from the Pool Area

Wrought Iron Stairway Railing to Upstairs  
Oversized 16" Tile Flooring throughout  
the Kitchen, Family Room, Guest Bath & Laundry

Fresh Paint on All Walls, Trim & Cabinets (2023)  
Main Living Dimensions: 18' x 25'  
Breakfast Area Dimensions: 10' x 14'

## Formal Living & Dining Rooms

Formal Living with 12-Foot Ceilings  
Full Length Windows with Amazing Lake Views  
Gas Log Fireplace with Marble Accents & Mantle  
Recessed Lighting and Art Spotlight Above Mantle  
Built-in Cabinetry and Shelving

Formal Dining Room is Convenient to the Kitchen  
Plenty of Room for Large Table and Chairs  
Recessed Tray Ceiling with Hidden Accent Lighting  
Elegant Chandelier with 8 Lights (Dimmable)  
Dining Windows have Wide Slat Plantation Shutters

Wood Floors, Crown Moulding and Chair Rail Accents  
Fresh Paint on All Walls, Trim & Cabinets (2023)

Formal Living Dimensions: ~14' x 19'  
Formal Dining Dimensions: ~14' x 22'

## Front Entry to the Home

Stunning Views of the Lake as You Enter  
Double 8-Foot Wood Entry Doors with Full Light Glass  
Leaded Glass Door Detail and Arched Transom Above  
Copper and Beveled Glass Exterior Light Fixtures  
10-Foot Ceilings with Chandelier  
Wood Floors and Crown Moulding

Fresh Paint Throughout in 2023  
Foyer Dimensions: ~9' x 17'

## Home Office & Study

Quiet Seclusion with Double French Doors  
French Doors Feature Designer Beveled Glass  
Wide Transom Above Doors with Leaded Glass  
Wide Slat Plantation Shutters on Arched Windows  
10-Foot Ceilings with Ceiling Fan  
Wood Floors and Crown Moulding  
Entry Closet Nearby

Freshly Painted Throughout the Home  
Home Office Dimensions: ~13' x 13'

## Patio, Porch & Lakefront Living Spaces

Covered Porch Area with Ceiling Fan (~6' x 25')  
Cove Patio Area for Dining Area (~15' x 15')  
Pergola / Arbor Sitting Area with Shade  
Open Air, Shaded Patio next to the Pool

Composite Dock & Waterfront Deck (Rebuilt 2021)  
Multi-Level Deck for Dining & Living Space  
- Top Level with Bench Seating Area (~10' x 25')  
- Mid Level with Porch Swing and Chair Area (~8 x 20')  
- Lower Level Dock with Swim Ladder (~6 x 20')  
Below Deck Storage for Kayaks & Other Gear  
Personal Watercraft Storage Ramp at the Lakeshore  
Electricity Source at Dock & Post Lighting Fixtures  
Separate Fenced Lake Access Area for Safety

## Master Bedroom Suite

Lake Views and Pool Views Throughout Bedroom  
10-Foot Ceilings with Ceiling Fan and Recessed Lighting  
Large Sitting Area with Multiple Windows  
Wall of Windows with Transom Accents Above Each  
Wide Slat Blinds and Pergola on Patio for Shade  
Arched Lead Glass Window Above King Bed Area  
Patio Door Access to Pool Area

Two Separate Lavatory Areas with Luxury Granite  
Undercounter Porcelain Sinks & Designer Faucets  
Chrome Light Fixtures, Faucets & Hardware  
Vanity Sitting Area on Main Counter  
Extensive Cabinetry for Storage  
Two, Large Walk-in Closets (~7' x '9 and ~7' x 17')  
Built-in Dressers and Shelving in the Closets  
Private Water Closet with Additional Cabinets  
10-Foot Ceilings with Ceiling Fan in Bathroom

Large, Updated Walk-in Shower with Bench Seating  
Frameless Shower Door with Chrome Hardware  
Oversized Roman Tub with High-Volume Faucet  
Light and Bright Bathroom with Privacy Tub Window  
Luxury Heated Towel Rack plus Standard Towel Bars  
Separate HVAC System for Master Suite (New 2021)

New Carpet in Bedroom & Closets  
Freshly Painted Throughout, Including Closets  
Bedroom Dimensions: ~17' x 32'  
Bathroom with Closets Dimensions: ~13' x 30'

## Upstairs Game or Media Room

Fantastic Lake Views and Accessible Balcony Space  
Large Living Space with Built-in Ceiling Speakers  
Full Light, Double French Doors to Enter the Room  
Full Light, Double French Doors to Large Balcony  
Large Windows with Mini-Blind Window Coverings

New Carpet and Freshly Painted  
Room Dimensions: ~15' x 17'  
Separate HVAC for Upstairs Rooms (New 2022)

## Upstairs Primary Bedroom

Potential Second Master Suite with Ensuite Bath  
Fantastic Lake Views from the Bedroom  
Door to Large Balcony Overlooking Lake & Pool  
Large Windows with Mini-Blind Window Coverings  
Tray Ceiling with Recessed Lights & Fan with Light  
Built-in Window Seating and Storage Cabinets  
Built-in Double Dresser with Shelving Above in Closet

Ensuite Bathroom with Additional Access to Hallway  
Granite Bath Counter with Vanity Seating Area  
Undercounter Porcelain Sink  
Updated, Full Size Tub & Shower Combo  
Brushed Nickel Hardware, Faucets & Light Fixtures  
Updated, Elongated Comfort-Height Toilet  
Linen Closet Near Bathroom

New Carpeting in Bedroom  
Updated Paint Throughout Bedroom, Closet & Bath  
Bedroom Dimensions: ~18' x 20'

Closet Dimensions: ~9' x 13'  
Ensuite Bath Dimensions: ~6' x 12'  
Balcony Dimensions: ~6' x 25'

## Swimming Pool & Equipment

Custom Pool with Stone Waterfall  
Natural Flagstone, Walk-in Beach Entry  
6-Person Heated Spa with Natural Stone Coping  
Deep End of the Pool is Approximately 7 Feet Deep

Polaris Automatic Cleaning System  
Full Pool Resurfacing Done in July 2023  
New DE Pool Filter System in Sept 2020  
New Pool Lights & Cabling in Sept 2020  
New Pool Heater in Sept 2022

Direct Access to Pool Bathroom inside the Home  
Direct Access to the Master Bedroom Suite  
Outdoor Pool Shower on Side of the Home

## Upstairs Secondary Bedrooms

Bedroom 3 has Oversized Sitting Area plus  
Walk-in Closet and Updated Ensuite Bathroom  
Granite Counter & Undercounter Porcelain Sink  
Brushed Nickel Hardware, Faucets & Light Fixtures  
Hollywood Style Bath with Tub/Shower & Comfort Toilet  
Huge Attic Storage is Accessed from this Bedroom  
Full Size Door to Unfinished Attic Storage

Bedroom 4 has Oversized Study Nook plus  
Two Walk-in Closets and Updated Ensuite Bathroom  
Granite Counter & Undercounter Porcelain Sink  
Brushed Nickel Hardware, Faucets & Light Fixtures  
Hollywood Bath with Tub/Shower & Comfort Toilet

New Carpet and Freshly Painted Walls & Trim  
Bedroom 3 Dimensions: ~17' x 23'  
Bedroom 4 Dimensions: ~18' x 22'  
Shared Portion of Bath Dimensions: ~7' x 9'

## Laundry & Utility Room

Large Space with 9 Upper and 4 Lower Cabinets  
Two Separate Counter Workspaces  
Stainless Steel Laundry Sink

New KitchenAid Icemaker (Undercounter, Built-in)  
Storage Closet with Full Size Fire Safe (Built-in)  
Electric & Natural Gas Dryer Connections  
Space for Extra Refrigerator / Freezer

Oversized 16" Tile Flooring in Neutral Tone  
Fresh Paint on Walls, Trim & Cabinets (2023)

Laundry Room Dimensions: ~12' x 14'

## Grounds & Yard Features

Gated Driveway Entry with Remotes & Keypad Access  
Landscape Lighting in Trees along the Driveway (9)  
1.5 Acre Lot with Landscaping and Many Tree Varieties  
Full Irrigation of All Areas of Lawn and Beds (18 Zones)  
Irrigation from Low Cost Private Water Well (2017)  
Fully-Enclosed Steel Fencing around Back Yard  
Full Concrete Driveway with Turnaround Loop

## Garage

Three-Car Garage for Oversized Vehicles  
Extra Large with 25-Foot Depth and 48-Foot Width  
10-Foot Ceilings with Two Overhead Storage Racks  
Built-In Cabinet Workbench with Shelving  
Two Full Walls of Additional Built-in Shelving  
Mud Area Seating and Chest Type Storage  
Mud Area Hanging Racks for Outerwear  
Irrigation Controls Access in Garage  
One Single and One Double Overhead Doors  
Bright Fluorescent Light Fixtures (6)  
Backing Turnaround Driveway Outside the Garage  
Pegboard Wall Storage Near Built-in Work Area  
Fresh Paint on All Walls, Trim, Shelving & Cabinetry

## Roofing & Mechanical Systems

HVAC Systems - New Inside & Outside Units  
- Upstairs Area Units replaced in Sept 2022  
- Primary Suite Units replaced in March 2021  
- Living, Dining, Kitchen Units replaced Oct 2016  
  
New Roof in Nov 2023 with following features:  
Certaineed Landmark Shingles in Georgetown Grey  
25-Year Transferrable Warranty  
WinterGuard Polymer Underlayment  
New Roof Jacks & Replaced Any Damaged Decking  
Cleaned Gutters and Rolled Yard with Magnets

## Attic Storage

Massive Attic Storage with Walk-in Door Access  
Unfinished Space with Full Ceiling Height  
Attic Dimensions: ~25' x 30'

## Additional Photos of Areas Not Included in Listing Photos



**Attic Storage with Walk-In Access  
From Second Floor Bedroom**

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## Additional Photos of Areas Not Included in Listing Photos

### Garage Photos



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