

WELCOME HOME!



Just the Facts

- ⇒ Rustic Oaks
26522 Pin Oak Drive
Magnolia, TX 77354
- ⇒ 1.36 Wooded Acres
- ⇒ Tomball ISD
Decker Prairie Elem. School
Tomball Intermediate School
Tomball Junior High School
Tomball High School
- Main House
 - ⇒ 3 bedroom, 2 bath
 - ⇒ 1,962 square foot
 - ⇒ 2+ car garage with 23 foot of cabinets and countertop
- Guest House
 - ⇒ 1 bedroom, 1 bath
 - ⇒ 1,116 square foot

Offered at \$650,000



Pam Roth
Realtor®
832.841.5928
pamrothrealtor@gmail.com





2 BEAUTIFUL HOMES ON A 1.36AC QUIET CUL DE SAC LOT IN MAGNOLIA!! The main home is a 1 story, 3 bedroom, 2 bath beauty and includes a home office! The home boasts a granite kitchen, pot filler over the stove, solid wood custom cabinetry, double oven, and oversized tile flooring throughout common areas. The living room is adorned with an exposed beam, a beautiful brick wood burning fireplace and surround sound. The large primary bedroom has an attached en suite including double sinks and double closets. The secondary bedrooms are nicely sized with walk in closets. French doors lead you to the covered patio and huge fenced backyard with 2 storage sheds. The garage is a dream with 23ft of countertops and cabinets plus a utility sink! The guest house is 100% brick and freshly painted inside and out. The guest home has new carpet and a new air conditioner in February 2024. This property is FANTASTIC! There is no HOA, no MUD, no PID and a very low tax rate of 1.85%. You are going to LOVE IT!



Property Pictures



FEATURES AND UPGRADES

26522 Pin Oak Drive
Magnolia, TX 77354



Pam Roth

Broker/Realtor®
Roth & Company
Real Estate
(832) 841-5928

Main House

- Kitchen has double ovens, pot filler and trash compactor
- Beautiful Granite counters
- Custom solid wood cabinetry with soft close and pots and pan drawers
- French doors lead to outside covered patio and guest home
- 18" tile throughout common areas
- Surround sound in family room
- Exposed beam in family room
- Stunning wood burning fireplace with brick mantle
- Quaint office with French door and custom built in shelving
- Primary suite has en suite with 2 walk in closets and double sinks
- All bedrooms are large with walk in closets
- Bathrooms have built in custom cabinetry with laundry hampers
- Huge utility room with utility sink and granite countertops
- Utility room has room for a full size refrigerator or two
- Hardiplank and brick exterior
- Roof is 3 years old
- HUGE 2 car garage with 23 feet of countertop and cabinet space! Plus a utility sink and attic storage.
- Air hose reel built into ceiling. The air tank is negotiable.
- Aerobic septic system maintain monthly
- Community well water

Guest House

- Interior doors are handicap accessible
- Hardwood floors in living room
- Large bedroom with new carpet in February 2024
- Large utility room with door to outside and room for second refrigerator
- Spacious kitchen with room for portable island
- Fresh paint throughout the interior and all exterior wood
- 100% brick home
- Separate septic tank that feeds into the main houses aerobic system
- Roof is 3 years old
- New air conditioner—February 2024

Exterior

- Beautiful mature trees on 1.36 ac lot
- Fenced backyard
- New covered back porch
- Property boundaries are straight off the fence to the ditch - huge side yard
- 2 outbuildings

- Fantastic neighbors and quiet neighborhood with no HOA, no MUD and low taxes at 1.85%