

# SELLER'S UPGRADES

37613 TOURNAMENT LANE, MAGNOLIA, TEXAS 77355

UPGRADE	YEAR	COST
RCS GRILL IN OUTDOOR KITCHEN	2024	\$6,300
PAINT INTERIOR WALLS AND TRIM	2024 & 2021	\$10,000
ENGINEERED HARDWOOD FLOORS	2022	\$30,000
WATER SOFTENER	2022	\$5,000
LANDSCAPING	2022	\$10,000
CUSTOM DRAPES & HARDWARE	2021	\$2,000
CUSTOM LIGHTING	2021	\$1,600
CUSTOM LARGE WALK-IN, PREDATOR PROOF CHICKEN COOP	2021	\$25,000

**TOTAL UPGRADES: OVER \$85,000**

ALL NUMBERS ARE PROVIDED BY SELLER  
AS A COURTESY FOR ANY POTENTIAL BUYER  
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

# SELLER'S HIGHLIGHTS

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"SAFE, QUIET AND PRIVATE IN HIGH MEADOW RANCH"

"DEER, HORSES AND OTHER WILDLIFE"

"PLENTY OF AREAS/TRAILS FOR BIKING, HIKING AND RUNNING"

"OUR POOL AND HOT TUB WE USE YEAR-ROUND"

"PROXIMITY TO GOLF COURSE"

"FRIENDLY NEIGHBORS AND FUN GET-TOGETHERS"

"PICKLEBALL AT THE REC CENTER"

"WE LOVE THE VIEW FROM THE BACK OF OUR HOME"

"WE LOVE OUR GUEST HOUSE WITH OUR GYM AND ABILITY  
TO HOST FAMILY AND FRIENDS"

# FEATURES

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1.	WOODED, PRIVATE 4-ACRE DOUBLE CORNER LOT WITH NEW LANDSCAPING & SPRINKLERS
2.	PRIMARY ENSUITE WITH EXERCISE ROOM OR ADDITIONAL OFFICE, SEPARATE VANITIES, 2 CLOSETS AND 2 COMMODES & HIDDEN SAFE ROOM
3.	LARGE PRIVATE OFFICE
4.	WINE ROOM
5.	FLEX SPACE WITH SINK / KITCHENETTE – 4 <sup>TH</sup> BEDROOM, ADDITIONAL OFFICE OR MEDIA ROOM
6.	GUEST COTTAGE – 1 BEDROOM, 1.5 BATHROOMS, FULL KITCHEN, BAR, DEN, ELEVATOR, BALCONY & FIREPLACE
7.	COVERED PATIO, OUTDOOR KITCHEN WITH 2024 GRILL, FIREPIT AREA, FENCED GARDEN BEDS, POOL WITH SLIDE AND WATERFALLS & SPA, INVISIBLE DOG FENCE
8.	GENERATOR
9.	3 CAR + GOLF CART GARAGE IN MAIN HOUSE & 2/1 SPLIT IN GUEST HOUSE
10.	PELLA WINDOWS – DUAL PANE & EMBEDDED SHADES
11.	VEGETABLE SINK IN KITCHEN
12.	2020 ROOF & LEAF FREE GUTTER SYSTEM
13.	2020 EXTERIOR PAINT
14.	WATER SOFTENER & TANKLESS WATER HEATER
15.	CUSTOM DRAPERIES & HARDWARE
16.	CUSTOM LIGHTING
17.	PREDATOR PROOF CHICKEN COOP WITH CEMENT FLOOR AND A HAPPY FLOCK

# MAGNOLIA ISD INFORMATION

37613 TOURNAMENT LANE, MAGNOLIA, TEXAS 77355

## Magnolia Elementary:

31900 Nichols Sawmill Road  
Magnolia, TX

## Magnolia Intermediate:

31164 Nichols Sawmill Road  
Magnolia, TX

## Magnolia Junior High:

31138 Nichols Sawmill Road  
Magnolia, TX

## Magnolia West Park High:

42202 FM 1774  
Magnolia, TX