

**30610 S. HOLLY OAKS CIR., MAGNOLIA, TX 77355**  
*Home Features and Improvements*

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***Interior:***

- LVP Wood Flooring - 2024
- Carpet - 2024
- Interior Paint - 2020 & 2024
- Roof - 2020
- AC (right side of home) - 2020
- Main Sink Garbage Disposal - 2019
- Insulated Windows Sun Room - 2018
- Refinished Front Door - 2017
- Hot Water Heaters (replaced)  
1-40 gal & 1-50 gal - October 2015

***Additional Features:***

- 2 Acres 87,120 sf
- 1-Story 3,122 sf 3BR/2BTH  
Original House Plans included  
One-Owner (designer of this home)
- Formal Den & Formal Dining Room
- Family Room & Formal Office
- Kitchen Prep Sink In Island;  
Eat-In Bar and Walk-In Pantry
- Primary BR w/Sitting Area, Vanity  
and Fireplace; Luxury Closet
- Utility/Laundry Room w/Sink,  
Built-In Ironing Board, Cabinetry
- Enclosed 18x14 Sunroom w/Wet Bar,  
Dual Sided Fireplace To Family Room

***Outdoor Spaces:***

- Sprinkler Control Box - 2024
- Patio Screen Doors - 2023
- Patio Expansion - 2022
- Porch & Patio Fans w/Lights - 2022
- Garage Security Lighting - 2020
- Gutters w/Leaf Guard - 2020
- 16 Sprayer Rain Bird Sprinkler System
- Gate Opener Box - 2020
- Security Lights  
Front Porch & Light Pole - 2020
- Mailbox Enclosure - 2017
- Exterior Paint - 2017
- Garage Epoxy Flooring - 2015
- Flooring Finish;  
Patio/Breezeway/Front Porch - 2015
- Fence & Solar Gate - 2013
- Firepit Area
- Utility Shed
- Covered 24x24 Patio
- Covered Breezeway
- 2-Story Oversized Garage  
w/26x16 Workshop/Home Gym Area  
w/26x24 Bonus Room Above Garage