



features

6422 SUGAR BUSH DRIVE, MAGNOLIA, TX 77354



\$575,000



2,339 SQFT



3 BEDS



2.5 BATHS



2 CAR + EV  
PLUG

## HIGHLIGHTS

- Open Concept 1 Story Home
- Foyer Entryway (7x4) with closet
- Luxury Vinyl Plank flooring throughout home
- 10 ft ceilings throughout home
- 8 ft smooth 2 panel shaker doors throughout home with accent color
- 6" baseboards throughout home
- Mudbench
- Utility Room plus wash sink and storage with direct access to Primary Closet
- Electric Fireplace with large format surround tile to ceiling
- Oversized Quartz kitchen Island (8ftx4ft)
- Quartz Countertops throughout the home
- Tile in Bathrooms
- Soft Close Cabinet doors/drawers with hardware throughout home
- Mechanical Closet, 2 hallway closets & coat closet
- Covered back and front space with tongue and groove wood ceiling accent
- 2 Car garage with EV Charging Plug
- 2 Door to garage for immediate access to pantry & back hallway
- Front & Back Sprinkler system
- Front & Back sod

## ENERGY FEATURES

- EV Charging Plug
- Low E Windows & Doors
- Mechanical Closet
- Air Conditioned Attic
- EcoBee Smart Thermostat
- Rheem Hybrid Heat Pump Water Heater
- Lennox High Efficiency SEER 2 Heat Pump AC System
- Santa Fe Dehumidifier
- Broan ERV-Energy Recovery Ventilator
- Continuous R6 Exterior Insulation
- Open Cell Spray Foam Walls & Attic
- .45 ACH 50 Air Tightness
- LED Bulbs & Fixtures Throughout
- LP WeatherLogic Sheathing
- Keene Easy-Fur Rain Screen
- Solar PV Ready



MARIA NAVEJAS

REALTOR®

936-227-4701

MARIA@MCGUIREHOMEGROUP.COM

**ONE** REALTY**ONE**GROUP  
EXPERIENCE

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### EXTERIOR

- Covered Outdoor Front Porch (21x5) with tongue and groove ceiling accent
- Covered Outdoor Back Patio (17x13) upgraded with tile flooring & 2 ceiling fans with tongue & groove ceiling accent
- Modern Energy Efficient Windows
- Front/Back Sod
- Front/Back Sprinkler system
- Outdoor Front lighting
- Rain gutters
- 2 coach lights at garage

### KITCHEN

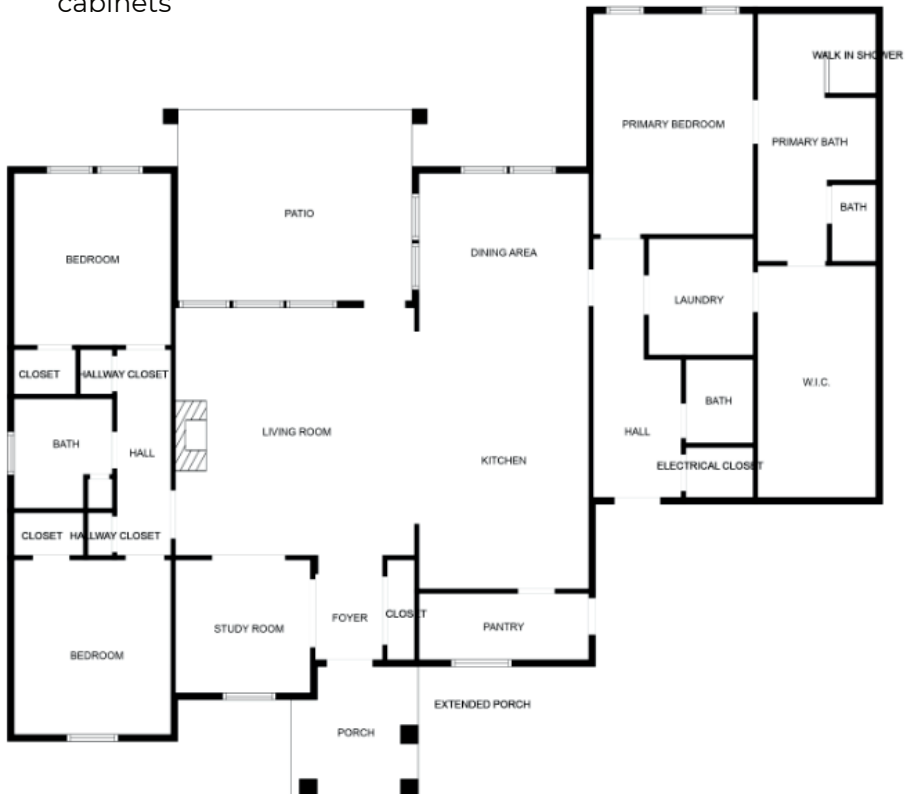
- Quartz Countertops
- Oversized Kitchen Island (8x4) with pendant lighting
- Upgraded backsplash with plugs mounted under cabinets
- Undercabinet lighting
- Stainless steel appliances
- Walk-in Pantry (12X4)
- Electric Cooktop
- Built-in Microwave
- Abundant Storage
- Soft Close cabinet drawers/doors
- Black Hardware on cabinets

### LIVING ROOM

- Open Concept to kitchen and dining
- Electric Fireplace
- Large Format tile surrounds the Fireplace
- Luxury Vinyl Plank flooring
- 10ft ceiling
- Windows provide natural lighting
- Ceiling Fan
- Pre-wired with Coax for TV
- Pre-wired with Cat-6 for internet

### PRIMARY BEDROOM

- Large Primary Closet (16x8)
- Primary closet with access to utility room
- Ceiling fan
- Luxury Vinyl Plank Flooring
- Pre-wired with Coax for TV
- Pre-wired with Cat-6 for internet
- Ensuite Bathroom (18X8)
- Walk-in Shower
- Free Standing Soaking Tub
- Separate Double Sinks



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