



features

1035 WEISINGER DRIVE, MAGNOLIA, TX 77354



HIGHLIGHTS

- Open Concept 1 Story Home
- Foyer Entryway (9x4) with closet
- Luxury Vinyl Plank flooring throughout home
- 10 ft ceilings throughout home
- 8ft smooth 2 panel shaker doors throughout home with accent color
- 6" baseboards throughout home
- Mudbench room (7x7)
- Oversized Utility Room plus wash sink and storage
- 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
- Covered back and front space with tongue and groove wood ceiling accent
- 2 Car garage with EV Charging Plug
- Front & Back Sprinkler system
- Front & Back sod

ENERGY FEATURES

- EV Charging Plug
- Low E Windows & Doors
- Mechanical Closet
- Air Conditioned attic
- Eco Bee 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



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EXTERIOR

- Covered Outdoor Front Porch (19x5) with tongue and groove ceiling accent
- Covered Outdoor Back Patio (32x11) 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 pendent lighting
- Upgraded backsplash with plugs mounted under cabinets
- Undercabinet lighting
- Stainless steel appliances
- Walk in Pantry (5x5)
- 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
- 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 (8x8)
- Exterior access to Patio
- Ceiling fan
- Luxury Vinyl Plank Flooring
- Pre-wired with Coax for TV
- Pre-wired with Cat-6 for internet
- Ensuite Bathroom
- Large Walk in Shower (11x4)
- Rainhead + 2 Showerheads
- Free Standing Soaking Tub
- Double Sinks
- Shower with large format tile to ceiling
- Oversized shower bench (6ft)

GUEST SUITE

- Walk in Closet (3x6)
- Ensuite Bathroom with Walk in Shower only
- Tile designed to ceiling
- Ceiling fan
- Luxury Vinyl Plank Flooring

4TH BED/STUDY

- Built in bookshelf
- Closet
- Ceiling fan
- Luxury Vinyl Plank flooring

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