

Property Highlights & Upgrades:

602 Westwood North Dr. Magnolia, TX 77354

Property Overview:

- Year built: 2008
- 2,140sqft | 3 bed | 2 bath | 2.5 car garage
- GENERATOR (14KV)
- Upgrades throughout!
- Original owners
- 20,000sqft LOT

Property Highlights & Upgrades:

MECHANICALS:

- HVAC – NEW OUTSIDE UNIT – August 2023
- Roof – 2008 (insurance company recently inspected and advised no replacement needed and that roof was in good shape at the time per the seller)
- Water heater – 2008
- Septic tank pumped in February 2024

INTERIOR

- NO CARPET! Luxury laminate added throughout (including closets)
 - Tile at entry, bathrooms, and kitchen
- Kitchen cabinets painted white
- New hardware added to kitchen cabinets and drawers
- Living room windows, at back of home, replaced in March of 2022
- Front secondary room windows replaced in March of 2022
- Double pane windows throughout (excluding bathroom window)!
- Upgraded light fixtures and fans throughout
- New thermostat – 2023

EXTERIOR

- FENCE REPLACED on both sides of home – 2021
- Extended front patio
- COVERED back patio AND pergola
- Side yard door located within the oversized garage
- Fans added to both front and back patios
- Upgraded landscaping

*NOTICE to BUYER: This form has been completed solely by the home occupant/seller. Realty ONE Group Iconic, its management, and associates have no knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. *

Seller _____

<i>James Barnard</i>	dotloop verified 05/24/24 1:21 PM CDT EPAW-VBTS-BHKA-2AD1
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Buyer _____

Seller _____

<i>Lee Barnard</i>	dotloop verified 05/24/24 1:23 PM CDT LVJF-SGU4-1QBE-EBOS
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Buyer _____