

21101 Forestview Dr. – Magnolia – TX - 77355

Property Features:

- Land Area: 5 Acres
 - Fencing: Completely Fenced with 5-Strand Barbed Wire Fence
- Pond: 15 ft. Deep Pond with Power Access
 - Well:
 - Depth: 345 ft Deep
 - Pump: 1-HP Stainless Steel Submersible Pump
 - Flow Rate: 50 Gallons per Minute
 - Pump House/Pressure Tank: Insulated

Structure:

- 2x6 Wall Studs Throughout Structure
- Spray Foam Insulation Throughout, Including Roof and Attic
- 2 Pull-Down Attic Access Ladders

Outdoor Features:

- Backyard/Porch:
 - In-Ground Sprinkler System with Timer
 - Back Porch Propane Outlet
 - Ceiling Fans and Lighting on Both Back and Front Porches
 - Sun screens on East/West Facing Windows
 - Hot Tub Just Outside of Master Bedroom with Pull-Down Sun screen for Privacy

Power Supply:

- Generac Full House Generator: 22kw
- Residence Power Supply: 400 Amp
- Garage Power: 110 Amp and 220 Amp

Barn:

- Metal Barn:
 - Dual Oversized Roll-Up Doors
 - Two Stalls
 - Lighting and 110 Amp Plug-Ins
 - Two Solar Motion-Activated Security Lights

Outdoor Lighting:

- Home:
 - Two Solar Motion-Activated Security Lights for Garage Doors
 - One Solar-Powered Motion-Activated Security Light at Property Entrance
 - One Solar-Powered 16 ft. Entrance Gate Light

Emergency Shelter:

- Metal Emergency Shelter:
 - Located Inside Garage
 - Equipped with Power

All building plans, specs, floor plans will be provided to buyer along with Service & Warranty Companies with contact information.
