



Upgrades and Updates
31235 Edgewater Drive, Magnolia

- *New HVAC in 2020 -both units*
- *All new luxury vinyl flooring throughout including new baseboards*
- *New craftsman style trim downstairs*
- *Laundry moved upstairs*
- *Expansion of Main Closet with pocket door addition*
- *All new Main Bath with with new tile, added tub, custom vanity with granite, sinks, added water closet to Main Bath with exhaust fan, all new faucets and sinks*
- *Added Jack and Jill Bath with walk-in closets between two rooms - Includes custom vanities with granite, all new faucets and sinks, pocket doors, all new shower, toilet, includes adding HVAC vents and exhaust fans*
- *Added ensuite to third upstairs bedroom - All new tub, tile, vanity, toilet, pocket doors*
- *Added can lights upstairs with new switches*
- *New plumbing additions done with PEX, new tankless water heater*
- *Windowsills updated to drywall*
- *New pool liner and pump with custom pool cover*



Locally Owned, Locally Known

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