

Features & Updates

• 31603 Pin Oak St. • Magnolia, TX 77355 •

Main House

- 2 Story / 5,997 sq. ft. of Living Space
- 1.7 Acres
- Exterior: Stone / Wood / Stucco
- 5-8 Bedrooms / an Ensuite / 5 1/2 Bathrooms / 3 Car Attached Oversized Garage
- Central Electric Cooling & Heating
- Gas Controls: Cooktop, Water Heater & Pool Heater
- 2 Fireplace Car Garage with large middle section and 1/2 bath
- Water Filtration System
- Crown Molding Throughout
- Whole Home Central Vacuum System
- Crown Molding Throughout
- Media Room Downstairs with Theater Seating, Lighting & Audio
- 2 Gamerooms Upstairs
- 1 Study Downstairs & 1 Study Upstairs
- A Stainless Steel Slide from Upstairs to Downstairs
- Upstairs Game Room + 1/2 Bath
- Wood, Tile & Carpet throughout the home
- Large Kitchen with Granite Counters, Stainless Steel Appliances, Custom Cabinets
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- Insulated Doors & Windows
- 4 1/2 Baths Downstairs
- Upstairs Game Room + 1/2 Bath
- 4 1/2 Car Garage +2 Carport Spaces
- 2 Car Carport with stained wood ceiling
- 4 Car Garage with large middle section and 1/2 bath
- 2 Car Carport with stained wood ceiling
- Covered Patio
- Storage Shed
- Full Sprinkler System
- Fully Fenced
- 3 Car Garage: Granite Counters, Built-in Cabinets & Epoxy Flooring
- In Ground Gunite, Heated Pool
- Maintenance Fees: \$40 Annually for both homes



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- Upstairs Game Room + 1/2 Bath
- 4 1/2 Car Garage +2 Carport Spaces
- 2 Car Carport with stained wood ceiling
- 4 Car Garage with large middle section and 1/2 bath

**** Excluded Items: All TV's except Media Room, Safe in Closet, All Workbenches
except for the Built-in's ****

- 2 Car Carport with stained wood ceiling
- 4 Car Garage with large middle section and 1/2 bath
- 2 Car Carport with stained wood ceiling
- 4 Car Garage with large middle section and 1/2 bath
- 2 Car Carport with stained wood ceiling
- 4 Car Garage with large middle section and 1/2 bath


WENDY CLINE
PROPERTIES GROUP



Guest House

- Guest House is on its own Electric Meter
- 1 Story / 1,280 sq. ft. of Living Space
- 2 Bedrooms / 2 Bathrooms / 1 Car Garage
- ADA Compliant
- 2" Blinds throughout
- Recessed Lighting
- Home is fully Handicap Accessible
- Patio Area w/a Side Yard
- Wood Flooring throughout
- Tile & Laminate Counters
- Tile & Stone Backsplash
- Washer & Dryer Connections
- Electric Cooling & Heating
- Ceiling Fans
- Digital Thermostat

**** Excluded Items: Oven/Range ****

Room Dimensions:

- Living Room - 18 x 17
- Kitchen – 12 x 12
- Dining – 12 x 7
- Bedroom #1 – 12 x 13
- Bedroom #2 – 12 x 13
- Utility Room (in master bath) – 5 x 6



Interior Finishes

- Hardwood floors throughout (extra in the attic)
- Extensive use of crown molding
- Chair railing in Formal Dining
- Double tray ceilings
- Interior completely painted 2019
- Exterior completely painted 2018
- Gas/log fireplace in Living Room
- Extensive use of Solid Wood Built-Ins throughout
- Butler Pantry with wine rack
- Glass cabinet doors
- Wood blinds in Office
- Utility Room with Granite and Ironing Board Closet
- Huge storage room upstairs

Kitchen

- Viking Commercial vent hood
- 2018 Refrigerator/Freezer
- Custom Cabinets with Braided Trim
- Shelves in cabinets include lazy susans in each corner
- Drawer Microwave
- Mini Refrigerator
- Garbage Compactor
- Viking 6 Burner Gas Stove with 2 foot Griddle
- 2 Convection Ovens
- Travertine backsplash
- Island scratch-less double deep sink
- Garbage Disposal
- Charcoal Filter

Master Bath

- Double Sided Fireplace



- 2 Person Jetted Tub with Lights
- 3 Access points for Jetted Tub
- “Car Wash” walk through shower
- Shower with 4 Jets, Hand Wand and Rain Shower
- His & Hers Vanities with bull dozed granite
- Dressing Room area
- Private Owner’s Retreat
- Walk-in closet with built-ins and double racks

Game Room

- Bar with sink
- Hard wood floors
- Large balcony
- Screens on balcony for privacy

Exterior

- 18 feet deep Pond on about 3/4 of an acre
- Septic with 3 - 750 gallon tanks
- Well - over 300 feet deep with 3HP stainless steel pump
- Resurfaced Pier
- Fence installed with concrete along perimeter (1,400 feet)
- Stained wood covered patio
- Stone pavers over 4” reinforced concrete with rebar
- Limestone Outdoor Kitchen
- 4 Slabs of Granite for Countertops
- 5 Outdoor Speakers
- Installed exterior decorative lighting
- 4 Burner Grill
- Rotisserie
- 2 Sets of Double Gas Burners
- Storage Drawers
- Outdoor Refrigerator
- Double stainless sink





- Wrought iron fence/gates for partitions
- Irrigation through sprinklers both sides of home
- Retaining Wall/decorative border front elevation
- 19 Crepe Myrtles lining the entrance
- 20 Car parking capacity at the minimum

