

PROPERTY FEATURE HIGHLIGHTS

21701 Dan Drive

Magnolia, Texas 77355

Foam Insulated Generac Generator Whole-Home Audio Starlink Ready Café Appliances

SMART HOME & AUDIO

- Whole-home speaker system — main living, media room, master bed & bath, back patio & fire pit; each zone individually controlled or grouped
- Front courtyard pre-wired for speakers
- Fusion Air Lighting — AC delivered through can lights throughout
- Levona scent system installed in attic ductwork
- Starlink ready
- Remote-operated screen on back porch

CONSTRUCTION & FINISHES

- Foam insulation throughout the entire home
- 8-foot interior doors throughout
- 42" forged steel front entry door with frosted glass
- Fiberglass exterior doors
- Black Windsor casement windows throughout
- Three antique doors (media room, master bath & pantry) — over 100 years old

MASTER SUITE

- Dual-head master shower with independent temperature controls per head
- Antique master bath door — over 100 years old
- Private courtyard access door from front guest suite

KITCHEN & ENTERTAINING

- Café kitchen appliance package
- Wine & beer refrigerator in dry bar
- Coyote grill, (2) top burners & sink on back patio — unused
- Antique pantry door — over 100 years old

OUTDOOR & LANDSCAPING

- Gas line in front courtyard for future fire pit
- Irrigation sprinklers for courtyard potted plants
- Septic irrigation sprinklers beyond the back fence
- Full sprinkler system all around the home
- Flood & flower bed lighting around the entire exterior

MECHANICAL & UTILITIES

- Whole-house Generac generator
- (2) tankless water heaters
- Attic storage in both the home and garage

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