

7010 Hayden Dr. | Magnolia, TX

Major Improvements & Features

Energy Efficiency & Peace of Mind

- Solar Panel System with 2 Battery Backup Units
- **Whole house battery, it kicks on if power goes out.**
- Approximately \$50 Monthly Electric Bill Credit
- All-New Energy Efficient Windows Throughout the Home
- Transferable 10-Year Window Warranty
- HVAC Replaced in 2020
- Tankless Water Heater Replaced August 2026
- Insulated Attic Access

Interior Updates

- Fresh Interior Paint Throughout Most of the Home
- Custom Upgraded Fireplace Mantel
- New Chandeliers and Decorative Light Fixtures
- Recessed Lighting Added in Living Room & Game Room
- New Ceiling Fans
- Updated Door Hardware Throughout
- Refreshed Laundry Room
- Tiled Primary Bathroom Tub Surround

Kitchen Features

- Upgraded Countertops
- 42" Upper Cabinets
- Walk-In Pantry
- Breakfast Bar Seating

Primary Suite

- First-Floor Primary Bedroom
- Double Sink Vanity
- Separate Shower
- Jetted Soaking Tub
- Walk-In Closet

Outdoor Living

- Covered Patio with Speaker System
- Large Fenced Backyard
- Landscaping Beds

Spacious Floor Plan

- 5 Bedrooms
- Formal Dining Room
- Large Living Area
- Game Room
- Breakfast Area
- Generous Storage Throughout

Woodlands Oaks Community Amenities

- Community Pool & Splash Pad
- Tennis Courts
- Playground

Buyer Benefits

- Solar Panels with Battery Backup (Whole House Battery if power goes out)
- New Windows with Transferable Warranty
- HVAC Updated in 2020
- Tankless Water Heater 2026
- Move-In Ready with Numerous Interior Updates