



## NEW AFFORDABLE ONE OF A KIND ORIGINAL DESIGN

MOVE IN READY-MUST SEE BULIDER'S NEW YEAR SPECIAL

744 Magnolia Ln , Cottonwood Shores TX 78657

MLS:162309 PRICE:\$366,880.00



Bedrooms: 3  
Full Baths: 2  
Lot Size: 4791.6  
Sqft: 1396

Subdivision: Driftwood  
Year Built: 2022  
Parking: 1 Car  
Floors: 1

### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Walk-in closet
- ❑ Dishwasher
- ❑ Microwave
- ❑ Laundry area - inside
- ❑ Swimming pool
- ❑ Central heat
- ❑ Living room
- ❑ Refrigerator
- ❑ Granite countertop
- ❑ Balcony, Deck, or Patio
- ❑ High/Vaulted ceiling
- ❑ Dining room
- ❑ Stove/Oven
- ❑ Stainless steel appliances
- ❑ Yard

### OTHER FEATURES:

- ❑ Covered Patio
- ❑ Privacy Fence
- ❑ Breakfast Bar



### PROPERTY DESCRIPTION:

City On Two Lakes! \* HORSESHOE BAY HIGHLAND LAKES BEAUTY! \* Ditch Big Cities Blues! NEW Texas Hill Country Split Level Home 3/2/1 \*\*\*BUILDER NEW YEAR SPECIAL: WASHER & DRYER PACKAGE! MOVE-IN READY SPECIAL: BUILDER TO CONTRIBUTE \$2,000 BUYER'S CLOSING COST, TITLE POLICY, SURVEY. AND A 2-10 YEARS HOME WARRANTY!\*\*\* Don't miss this one of a kind J & J Homes ORIGINAL DESIGN. An impressive precious gem nestled on a tree covered lot just a block from Lake Marble Falls and and less than half a mile to Lake LBJ. Walking distance to two lovely lakes, three parks, community boat ramp, marina, nature reserve, restaurants, and shopping. On entrance take in the open spacious sunken living room and raised kitchen with recessed ceiling and breakfast bar and large dining area. Upgraded fan/light fixtures, stylish floor covering throughout. This split level beauty boast of a trendy kitchen with a large breakfast bar, granite counter-tops, upgraded faucet w/sprayer, double deep stainless steel sink, large pantry, garbage disposal, and APPLIANCES INCLUDE STAINLESS STEEL DOUBLE DOOR REFRIGERATOR, STOVE, MICROWAVE OVER RANGE, & DISHWASHER and a large pantry. There are 2 full baths with upgraded faucets and master glass surround enclosed floor to ceiling tiled showers. Enjoy watching the Hill Country sunsets from the lovely covered patio, naturally landscaped, and partial 6' PRIVACY FENCED YARD. Buy TODAY! Act fast and be in your custom dream home for the Winter.