

# 165 Magnolia Property Listing

## Summary

**165 Magnolia**, priced at **\$150,000**. The structure is designed to serve as a cabana-style home or as a dedicated, climate-controlled space for an Airstream/trailer, including a **garage that can fit up to a 28' Airstream** with an **interior 30-amp hookup**. The property features substantial storage (wall shelving and overhead storage above the laundry/mud room) and includes a **laundry room with a utility sink**.

Additional highlights include a **side deck** with multiple entry points (to the laundry/garage area and to the kitchen via French doors), **two-zone split heating/cooling units** (main unit replaced last year with a 3-year warranty), **radiant-heat-ready piping** in the main cabana floors, and **ceramic tile downstairs** with **laminated flooring upstairs**. The home also has **customized solar screens**, large windows with custom blinds, **in-house water filtration**, and a **large kitchen with pull-up counter seating**.

Upstairs includes a large bedroom with a seating area that has view to the lake.

The listing also includes an **additional adjacent lot** with an updated power pole. For more information, please contact **Ruthe Burton (254) 338-0501**.

- 165 Magnolia, Zavalla, TX 75980



- RV Bay fits 28 Ft Airstream



- RV Bay is fully enclosed and climate controlled



- Large Utility Room connects with RV Bay



- Loft over Utility Room for extra storage



- Entrance view from Utility Room to living area.



- Bathroom with large walk-in shower



- Kitchen area



- Loft fits King size bed with ample room for seating area with view of lake



- Cozy Living Room



