



# MAGNOLIA REALTY

## PROPERTY FEATURES

*If I were the buyer of this property, what are the features that would excite me the most?*

**512 Canadian Springs Dr., Leander, TX 78641**

Property Address

1. ***Low Maintenance Landscaping with Irrigation @ Each Plant/Tree using Native Plants***
2. ***Single Story Home***
3. ***True Office with French Glass Doors***
4. ***Large Soaking Tub with Gorgeous Tile Surround; Separate Shower***
5. ***Backyard Haven; nice & private with tons of pollinators to catch your eye***
6. ***Epoxied Garage Floor with Additional Ceiling & Wall Storage***
7. ***Light Blue Accent Walls in Living and Primary Rooms***
8. ***Window Bench Seats in Primary, Office & Living Rooms***
9. ***Large Covered Front Porch***
10. ***Silestone Counters with Large Central Island***
11. ***Active Community with Lots of Amenities***
12. ***Convenient Access to all Major Highways & Amenities***
13. ***Leander Station is Nearby for Metro Access into Downtown Austin***