

Summary of 1926 Timber Ranch, Magnolia, TX 77355

Legal Description:

1926 Timber Ranch Dr.,
Magnolia, TX 77355
Parcel Number: R239867
Neighborhood: 60185.0
S924805 - Timbergreen 05, Block 1, Lot 1 and Lot 2

Build dates:

Build date of house: 1998
Build date of pavilion: 2017
Build date of exterior slab: 2017
Initial driveway: 1998
Second curve of driveway and initial drainage installation: 2012
Pond, final drainage installation, and full second curved driveway: 2017

Home structure:

Home is built on 8 foot concrete bell-bottom piers built into the clay layer
Garage is concrete slab
Pavilion is concrete slab
Exterior slab in rear of home is concrete slab and plumbed for 3 baths and living quarters. Covid hit and construction prices went through the roof, so never completed this project.

Property Description:

5 bedrooms, 4 ½ baths, 3 car garage, large, covered porches on 3 sides, 3308 square feet
5.28 deed restricted acres
2 circular concrete drives with extra parking
1440 Square foot outdoor Amish engineered pavilion for entertainment
Outdoor kitchen
Fully stocked ¼ acre pond with island and bridge
Large 2 level climate-controlled shed with AC
Raised garden beds
Henhouse (hens can be included)
Isolated large lot, developed on all sides, so no new subdivisions
Magnolia ISD, Lyon Elementary School, Magnolia West, Lone Star College District
Possible requested access to Tomball ISD
Montgomery County
Desirable Frey-developed Timbergreen Subdivision
Original Owners

Location:

249/Stagecoach Rd. area
10 minutes to Tomball
Minutes from Tomball tollway
10 minutes to old Magnolia

Home includes:

Fully updated farmhouse kitchen
New paint throughout
Shaker cabinets remodeled throughout
Downstairs office/library/music room
Large dining area
Large gas fireplace
Large Upstairs Game Room/Living Area
Nursery/Office off Master
Jack and jill bath
Remodeled baths throughout
Large windows throughout
Large attic space
High speed commercial internet availability

Outdoor includes:

Grassed and developed yard with beds and lots of trees
Outdoor kitchen on pavilion with gas grill, fridge, electric, hot water, hot water heater
Pavilion can easily seat 75-100
Has large fans and outdoor lighting
Pond has island and bridge with dock
Pond is stocked with large mouth bass, blue gill, red gill, tilapia
Pond has aeration system and fish feeder
12x16' 2 story climate-controlled and sheet-rocked and floored hardi-plank shed
Raised garden beds
French Drains throughout backyard and side-yard
Large and developed drainage system
Henhouse

Technical Info:

Built 1998, Completed December 1998
Electric/Natural Gas
Water District, (not a MUD)
Home is pier and beam foundation on 8 ft concrete bell-bottom piers into clay sub-layer & has been inspected in last 6 months and is in excellent shape
Garage is concrete slab
Approx 1 ½ cleared and developed acres, the rest wooded
Most grass watered by septic
2 stories
Roofed 2022
2 A/C units, upstairs/downstairs
2 water heaters
Generac not needed due to being on water main with subdivision
Electrical board redone 2024
Septic system with added drip system
Slab for future quarters plumbed and available
Space for another home or mother in law quarters

Endangered Species visit frequently or live on property

Can qualify for an agricultural bee exemption in conjunction with neighbor if pursued

Subdivision in this section allows for farm animals except for pigs

Subdivision:

Timbergreen is a Jack Frey developed property, along with High Meadow Properties

Homes in Timbergreen are custom homes on 1.5 to about 5 acres and few go on market

Neighborhood pool

Neighborhood tennis courts

Neighborhood pond

Neighborhood mailboxes across street from our driveway

County maintains the roads

Low homeowner fees

Extra: This property contains much natural wildlife including deer, various herons, whistling ducks, different woodpeckers, including one endangered species, and is visited by the eagles that nest somewhere on the lakes in Stagecoach. Frogs at pond and bats keep mosquitos to a minimum. If you join with an immediate neighbor, and there are 4 abutting this property, you can apply for an agricultural bee exemption on this property, get bees and hire a beekeeper, and considering the endangered species, you should be able to bring your property taxes down immediately and very significantly.

The chicken house has 2 dividable sections such that you can raise chicks and pullets alongside a full grown flock. The chickens come with the property unless otherwise specified – we have takers if you don't want them.