



Features & Upgrades List

AESTHETICALLY PLEASING CUSTOM, QUALITY-BUILT 6,603 SQUARE-FOOT FRENCH ESTATE WITH A 100-YEAR STATE ROOF, WITH 6 BEDROOMS AND 6 1/2 BATHS.

THIS HOME SITS ON 2.32 PAMPERED, IRRIGATED ACRES, FENCED AND CROSS-FENCED WITH 5' TALL PIPE FENCING, HOUSING SEVERAL GATED PADDOCKS FOR YOUR HORSES, DOGS, AND KIDS TO FROLIC IN.

MATURE PIN OAK TREES, NUT-PRODUCING PECAN, FIR, MAGNOLIA, AND OTHER DECORATIVE TREES, WITH EXTENSIVE MATURE AND NEWLY PLANTED LANDSCAPING ALONG WITH TWO IMPRESSIVE FOUNTAINS EMBELLISH THE PROPERTY.

NO WATER BILL!

THIS PROPERTY HAS A WELL THAT PRODUCES SPARKLING DRINKING WATER.

A PELICAN WATER FILTRATION SYSTEM INSTALLED IN 2021 HELPS ENSURE QUALITY.

THE PROPERTY HAS A MULTI-ZONED, PROGRAMABLE IRRIGATION SYSTEM, AND A GAS HOT WATER ON-DEMAND SYSTEM INSTALLED IN 2022.

NO SEWER BILL!

THE SEPTIC SYSTEM WITH FIVE STORAGE TANKS, WAS PUMPED IN 2021 WHEN A NEW PUMP WAS PURCHASED AND INSTALLED.

OVERSIZED, DETACHED THREE-CAR GARAGE, QUARRY-TILE FLOORING, EXTRA STORAGE SPACE ABOVE, CONNECTED TO THE HOUSE VIA A BREEZEWAY.

ELECTRICAL SERVICE PANEL INSTALLED IN 2021 WITH A 400 AMP SERVICE.

GOT HORSES?

WANT TO RAISE A COUPLE OF COWS?

THIS IS THE PLACE FOR YOU!

30' X 40' AIR CONDITIONED BUILDING WITH CEILING FANS.
BLOW-IN FOAM CEILING INSTALLED IN 2021.
ELECTRICAL SERVICE PANEL INSTALLED IN 2021 WITH 200 AMP SERVICE.
CURRENTLY USED AS A SHOP AND PREVIOUSLY USED FOR HORSES.

NO H.O.A. BILLS!

THE NEIGHBORHOOD OF "RUSTIC OAKS" BOASTS A NO-COST C.C. & R'S, APPROVED BY HOMEOWNERS, PROTECTING THE STANDARD OF THIS QUIET, WELL-MAINTAINED, AND DIGNIFIED NEIGHBORHOOD.

EASY ACCESS TO SHOPPING, DINING, AND ENTERTAINMENT.

APPROXIMATELY 4 - 5 MILES TO THE WOODLANDS AND TOMBALL.

33 MILES TO BUSH AIRPORT.

48 MILES TO HOBBY INTERNATIONAL AIRPORT.

THIS HOME HAS 4 ZONED AIR CONDITIONERS.

2 NEW AIR HANDLERS INSTALLED IN 2022.

A NEW OUTSIDE AIR CONDITIONING UNIT INSTALLED IN 2023.

EXTENSIVE NEW PAINT THROUGHOUT 2023-2024.

OTHER FEATURES INCLUDE BUT ARE NOT LIMITED TO: SILESTONE QUARTZ COUNTERS THROUGHOUT; A GAS AND WOOD BURNING DOUBLE-SIDED FIREPLACE; PELLA WINDOWS, STAINED GLASS DOORS AND WINDOWS; COFFERED CEILINGS; CROWN MOULDING; A SECRET ROOM, AND HIDDEN GUN CABINETS; TWO BATHROOMS HAVE JETTED TUBS.

TRAVERTINE FLOORING WAS INSTALLED IN THE KITCHEN, DINETTE, AND LAUNDRY ROOM IN 2022.

NEW CARPET IN FIVE BEDROOMS AND CLOSETS INSTALLED IN 2021.

BATHROOMS ARE TILED,

ALL OTHER ROOMS FEATURE SOLID HARDWOOD FLOORING.

SOLID WOOD INTERIOR DOORS.

THE WETBAR, REMODELED IN 2024, IS COMPLETE WITH AN UNDER-THE-COUNTER REFRIGERATOR PURCHASED IN 2023, AN ICE MAKER IN 2022, AND A 2024 DOUBLE TAP KEGERATOR.

THE KITCHEN FEATURES A DOUBLE OVEN, A JEN AIR COOKTOP AND GRILL, WALK-IN PANTRY AND OTHER BUILT-INS.

THE MAIN FLOOR MASTER SUITE IS 29' X 13' WITH A DOMED CEILING AND BUILT-IN BOSE SPEAKERS, A SHOE CLOSET AND SITTING AREA.

THE MASTER BATH IS 13' X 6', AND FEATURES AN OVERSIZED JACUZZI TUB, FIVE AESTHETIC STAINED GLASS WIDOWS, SKYLIGHT, DOUBLE SINKS WITH A VANITY, HIS AND HERS CLOSETS, AND LOTS OF STORAGE CABINETS!

FIRST FLOOR OFFICE/LIBRARY, 2 GUEST ROOMS AND 3 1/2 BATHS, AND A FORMAL PARLOR.

THE SECOND LEVEL HAS A 38' X 20' ROOM WITH 20' CEILINGS, BUILT-IN MIRRORS, AND STAINED GLASS, CURRENTLY USED AS A RECORDING STUDIO. THERE ARE TWO BEDROOMS AND TWO BATHS, ONE WITH A JETTED TUB. THE THIRD FLOOR IS A 20' X 30' CROWS NEST AND 6TH BEDROOM AND BATH.