

## 33119 Tall Oaks Way, Magnolia, TX 77354

### *Property Renovation Details*

Over the past 3 years, the owners (current and prior) have invested hundreds of thousands of dollars in upgrades into the property, taking most of the home down to the sheetrock and rebuilding with a complete high-end renovation. The recent addition of a brand new whole-house generator ensures comfort, continuity and peace of mind.

In addition to the stunning acreage and ability to have a horse on premise, the owners selected their home for the amenities both on site and in the community. The family enjoys many water sports, so the location of their privately gated home being lakefront is ideal. There is a private community wakeboarding lake just down the road from their home. As avid entertainers, they selected their particular property for the sprawling waterfront lot with direct access for both aesthetic purposes and recreational activities. The owners love that they can walk out of their front door and stand-up paddleboard or kayak within seconds from their waterfront lot. The backyard has been a focal point of the home for the family, with its convenient covered patio perfect for hosting outdoor dinner parties and the stunning refinished pool, spa and firepit.

The owners were drawn to the home with an easy access climate-controlled shop just a short walk from the main house and spacious car storage. Endless possibilities for that incredible space which includes a large and recently renovated casita on the second story.

Ultra-Private lot with privacy from every room. **No direct neighbors**- expansive side lots on both sides. Extensive improvements since property acquisition include:

#### **Exterior Improvements & Updates**

- Whole House Generator
- New Salt Cell for Pool
- New septic air pump
- Recent landscaping and addition of weed liner to prevent weeds from coming back
- Roof Replacement
- Windows
- Doors
- Entire Exterior Painting
- Landscape Architecture
- Front Gate Control Panel Update (conversion to solar & electric with battery backup)
- Large pool was converted from chlorine to salt water heated pool & spa
- Pool / Spa Aesthetic Treatment: Emptied, acid wash treatment and refilled
- Irrigation Panel update
- Wood fencing replacement with luxury-treated cedar privacy fence

- Custom chicken coop
- Garage Door Replacements (3 2-Car Wide Insulated Luxury Garage Doors)
- Shop Sewer System including Grinder pump with 200 ft. of line to main septic
- Large capacity main electrical panel upgraded and installed on home

### **Shop Improvements & Updates**

- New electric garage door motors
- New restroom in shop including 1/2 bath and shop sink
- LED lighting install
- Professional epoxy flooring installation in 8-car garage & shop
- Casita / Mother-In-Law Apartment over shop: Updated with bar installation, refrigerator, recessed lighting and ceiling fans
- Complete Casita repaint
- New Casita flooring – new carpet pad and new carpet
- Walls/doors/molding/banister in the casita

### **Home Interior**

- Luxury ceramic tile installation throughout home
- Designer black out window & blind treatments on all windows throughout property- designer shades can be opened from top or bottom and are custom built for each window
- New top-of-the-line paint throughout entire interior
- New Ceiling Fans
- New lighting and fixtures throughout
- Custom commissioned interior design Glass & Nickel handrails that match all other glass features throughout home
- Full Custom Metal & Glass Stair Railings
- Motion sensor lights in all closets throughout home
- On-demand hot water heater for both main house and shop/casita
- Custom, hand-built cabinets throughout home
- Matching solid quartz countertops throughout entire home
- All televisions, computers & media room hard wired into AT&T fiber optic internet

### **Kitchen**

- Recessed Sub-Zero Refrigerator/Freezer with interior water/ice
- Top of the line Cove Dishwasher
- Wolf Double-Oven 6 burner with griddle stove

- Large Wolf Range Hood
- Pot Filler
- Sub-Zero dual climate 40-bottle wine fridge
- Large under-the-counter recessed microwave
- Trash Compactor
- Custom Cabinets
- Solid Quartz Waterfall Countertops
- Oversized Center Island
- Designer backsplash
- Stainless steel sink with pull-down spray kitchen faucet
- On-demand instant hot water
- Designer illumination features
- New Garbage disposal

### **Living Room**

- Custom Made Cabinets
- Solid Quartz waterfall countertops
- Custom commissioned driftwood fireplace mantle procured from the coast of Maine
- Custom floor-to-ceiling tiled brickwork for fireplace accent wall

### **Downstairs Powder Room**

- New toilet
- New Mirror
- New Lighting
- New exhaust fan

### **Downstairs Laundry**

- Custom cabinets
- Solid Quartz countertops
- New LED illumination
- New exhaust fan

### **Primary Bedroom**

- Custom built-in LED fireplace with adjustable color display options (heat optional)

- Sunken-In luxury television mount

### **Primary Bath Ensuite**

- Oversized custom built two-person shower
- Custom shower glasswork
- 2 multi-use shower heads
- Custom tiling
- Custom Cabinets
- Solid Quartz countertops
- Square Sinks
- Upgraded faucets
- New Mirrors
- New Exhaust Fan
- New fixtures & lighting

### **Primary Bath Ensuite Water Closet**

- New toilet
- New lighting
- New Exhaust Fan

### **Main House 2-Car Garage**

- Custom Cabinets
- Solid Quartz Countertops (movable if/when safe is moved)
- Oversized Ceiling Fan
- Added A/C & Heating Duct
- Professional epoxy flooring installation
- Insulated door installation

### **Main House Second Story**

#### **Full Bath Adjacent to Theater**

- Custom Glasswork Shower with Barn door style sliding door
- New Shower hardware
- Custom Cabinets
- Solid Quartz countertops
- New sink & faucet

- New Lighting
- New Exhaust Fan
- New Mirrors
- New toilet

#### **Full Bath (with Double Sinks)**

- Custom Glass shower door
- New Tub
- New shower hardware
- New tile
- Custom cabinets
- Solid Quartz countertops
- New lighting & fixtures
- New exhaust fan
- New Mirrors
- New toilet

#### **Library/Bedroom:**

- Sunken in television area
- Custom built-in LED fireplace with adjustable color display options (heat optional)
- Custom carpentry hand-crafted adjustable shelving with additional shelves available

#### **Upstairs Porch:**

- New paint & wood staining
- New ceiling fan

#### **Upstairs Laundry:**

- New stackable washer & dryer (never been used)
- Custom Cabinets
- Solid Quartz Countertop
- New Lighting
- New exhaust fan

#### **Luxury Home Theater**

- Professionally designed media room
- Holds 9 custom-built Italian Leather Recliners with removable tables and beverage holders
- Acoustic wall covering throughout
- Multi-Level seating for preferred viewing experience
- Klipsch Atmos and 7.1 surround sound flush wall mount setup
- Largest acoustic transparent screen available on market when purchased
- Room was thoughtfully professionally designed with the ability to easily convert back into a bedroom if so desired. Acoustic wall is removable and has an accessible door with walkway to access windows (which are outfitted with the uniform luxury window treatments throughout the home for a sleek and consistent appearance from exterior)