

W WENDY CLINE P PROPERTIES GROUP

LUXURY~EQUESTRIAN~RESIDENTIAL~FARM & RANCH~ COMMERCIAL



24118 Margerstadt Rd
Custom 19+ Acre Equestrian Estate

PROPERTY OVERVIEW

This exceptional 19-acre equestrian estate combines luxury living with top-tier functionality, offering a 5,436 sq ft custom home, regulation dressage arena, and a fully equipped 6-stall barn. With high-end finishes, spacious interiors, and thoughtfully designed amenities throughout the property, it's tailored for both refined living and serious equestrian use.



KEY PROPERTY HIGHLIGHTS

- **Luxury 5,436 Sq Ft Custom Home** – High-end finishes, Viking/Bosch/Wolf appliances, tile throughout, and smart home wiring
- **Dual-Bath Primary Suite** – Two full bathrooms and a custom closet with built-ins and island.
- **Top-Tier Equestrian Facilities** – Regulation dressage arena, 6-stall insulated barn with AC tack room, wash bays, and geo-grid runs.
- **1,200 Sq Ft Insulated Shop** – Includes overhang, 3 roll-up doors, AC, half bath, and utility sink.
- **60kW Whole-Home Generator** – Plus 400-amp service, propane tank, and dual electric provider access.
- **Fully Engineered 19 Acres** – Cross-fenced with horse-safe wire, swaled drainage, and multiple irrigated pastures.
- **Outdoor Living Spaces** – Screened porch, wood-burning fireplace
- **Multilevel Laundry rooms** - one downstairs with space for double stackable washer/dryer and a secondary laundry room upstairs.
- **Deep, Powered Pond** – 23 ft deep with safety shelf, water/power lines, and designed for overflow drainage.

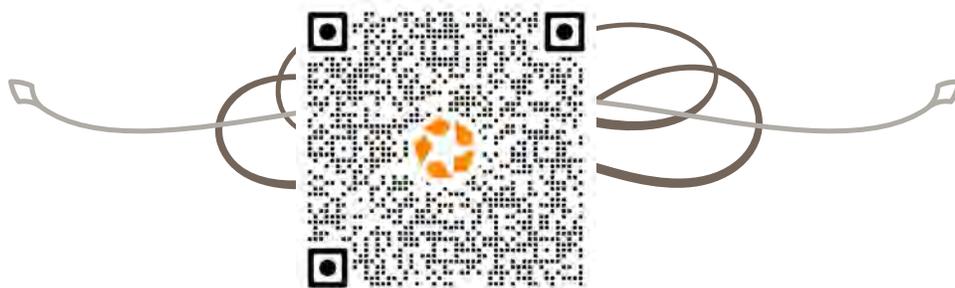
INTERIOR FEATURES



Open-concept living at its finest—this great room features vaulted ceilings, a stone fireplace, and views that stretch across the acreage. Warm wood tones, cathedral ceilings, and natural light define the heart of the home, ideal for both everyday living and entertaining.

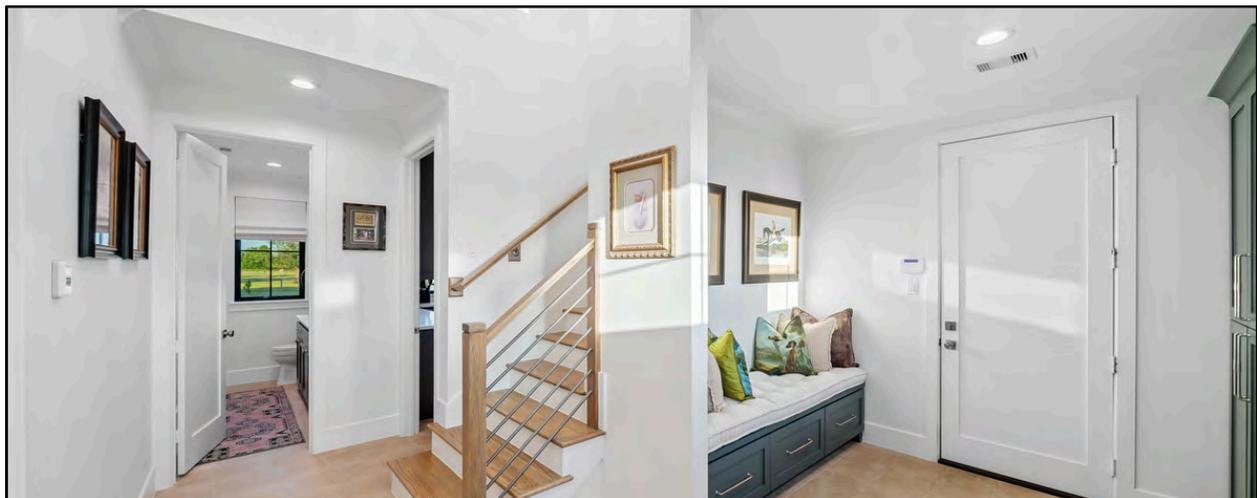
HIGHLIGHTS

- **Tile flooring** throughout with Schluter®-DITRA membrane upstairs – a major luxury feature that adds longevity and low maintenance.
- **Vaulted ceilings and built-in shelving** – Architectural volume and integrated cabinets elevate the space and design appeal.
- **Living room with wood-burning fireplace** fitted with gas logs, tall vaulted ceilings and open concept shelving throughout
- **Study** with crown molding, built-ins, closet, and pocket door with option to make adjacent bathroom ensuite
- **Media room** is fully wired and climate-controlled – Offers entertainment potential with infrastructure already in place.





- **Main laundry room downstairs with space for dual washer/dryer setups**, sink, disposal, and cabinetry – A well-appointed utility space adds value and convenience.
- **Mahogany front door** – A classic luxury touch that enhances curb appeal and entry statement.
- **Wood stairs and Dove Ridge Farm TP doors** – Custom elements that reflect craftsmanship and design consistency.
- **Massive unfinished bonus room** above study (spiral staircase-ready access) – Potential future living space adds versatility.
- **Climatized storage above stairs** – A functional luxury that supports organization and seasonal storage.
- **Secondary laundry room upstairs** Practical and convenient, especially for multi-level living.



GOURMET KITCHEN



This gourmet kitchen is the heart of the home—thoughtfully designed for both functionality and style. High-end finishes pair effortlessly with professional-grade appliances, while the bright, open layout is anchored by dual quartz-topped islands and dramatic vaulted ceilings. From everyday convenience to effortless entertaining, this space delivers luxury at every turn, surrounded by stunning views and seamless access to the dining and living areas.

HIGHLIGHTS

- **Built-in Viking refrigerator** with custom panels for a seamless look
- **Subzero 48" Wolf 6-burner propane** range with dual ovens and cabinet integrated vent hood
- **Two spacious islands**, including one with veggie sink and the other with a built-in drawer microwave
- **Quartz countertops** paired with premium **JenCraft cabinetry**
- **Pot filler** above the range for added cooking convenience
- **Butler's pantry** with sink and secondary Bosch refrigerator with wine storage inside
- **Multiple garbage disposals** (kitchen, prep sink, pantry, laundry) for added efficiency

PRIMARY SUITE



Designed for comfort and privacy, the first-floor primary suite is a retreat all its own. Thoughtful features like dual bathrooms with custom walk-in closets, and private access to a covered screened porch elevating everyday living. The space is prepped for future enhancements—including a potential fireplace and expanded bedroom space—blending luxury and flexibility.

HIGHLIGHTS

- **Located downstairs** for privacy and convenience
- **Expansive walk-in closet** with built-ins, center island, and built-in charging station
- **Dual primary bathrooms**, each with separate vanities, shower, or soaking options
- **Private covered brick floored porch** with screened enclosure- an engineered space for potential additional living area
- **Optional future fireplace** with a gas line installed in bedroom or porch



SECONDARY BEDROOMS

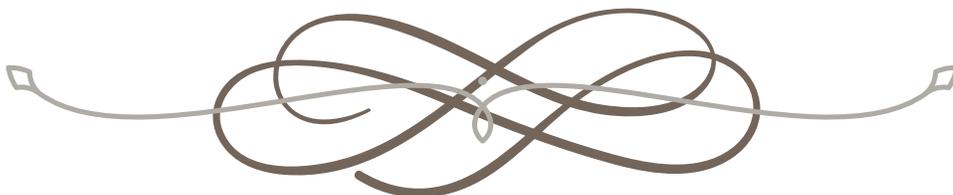


Each upstairs bedroom offers its own sense of space and function, with clean architectural lines, abundant natural light, and designer tile flooring throughout. A Jack-and-Jill bath connects two of the rooms, while the third enjoys its own full bath and a walk-in closet with built-in storage island—ideal for added privacy or flexible use as a guest or teen suite.

HIGHLIGHTS



- **Three upstairs bedrooms**, each with peaceful views and large closets
- **Jack-and-Jill bathroom** with double vanity and spacious glass-enclosed shower
- **Private ensuite bath and walk-in closet** with center island for the third bedroom
- **Modern tile flooring throughout** for durability and clean aesthetic
- **Versatile layout** supports guest use, study spaces, or extended family needs
- **Bonus/playroom directly off** one bedroom offers flexible use for fun or function



EXTERIOR FEATURES



This beautifully constructed exterior showcases timeless curb appeal and long-lasting materials. From the standing seam metal roof and Pella windows to the covered outdoor living spaces and fully insulated garage, the home blends sophistication with durability in every detail.

EXTERIOR FEATURES

- **Hardie siding with stone accents** for a classic, low-maintenance finish
- **Durable standing seam metal roof** and energy-efficient **Pella windows**
- **Solid slab foundation** with a wide concrete driveway
- **Three-car insulated garage** with electric openers (1 single + 1 double door)
- **Garage pre-plumbed** for future pool bathroom with hot/cold water access
- **Covered patio** with wood-burning fireplace and gas log lighter
- **Pre-plumbed for an outdoor kitchen** behind the main living area
- **Built-in soffit lighting** for seamless holiday decorating

EQUESTRIAN BARN & ARENA

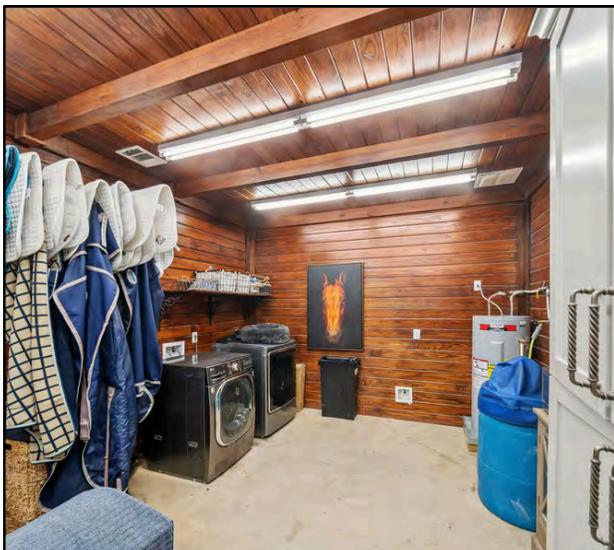
Designed for both performance and comfort, the 70' x 45' barn is fully insulated with commercial-grade materials and radiant barrier protection. With a heavy-duty paver aisle, custom-finished tack room, and a regulation dressage arena, this is a turnkey setup for the discerning equestrian—with future barndominium potential.



- **Six 14' x 14' custom stalls** with rubber matting over compacted crushed limestone and concrete base (not mats on dirt)
- **Geo-grid turnout runs** to retain sand footing and reduce pitting with exterior fans and water available
- **1.75" heavy-duty** paver aisle (not standard thin pavers)
- **Chain-driven 16' commercial roll-up door** for feed or equipment deliveries
- **Fly spray system** and hot water access
- **Fully insulated** with commercial-grade vinyl backed insulation and radiant barrier
- **Feed/Tack room** with wood walls, built-in cabinetry, sink, fridge, and 220 outlets



- **Air-conditioned tack room** large enough to cool the feed room— ideal for potential barndominium conversion
- **Oversized cabinetry in** the tack room designed to fit a double oven for conversion flexibility
- **Dedicated laundry room**, utility space, and half bath inside the barn
- **Adjoining regulation-size dressage arena** with mirror wall and sprinkler system
- **Custom heavy-duty electric gate system**, designed to secure pets and livestock



EQUIPMENT WORKSHOP

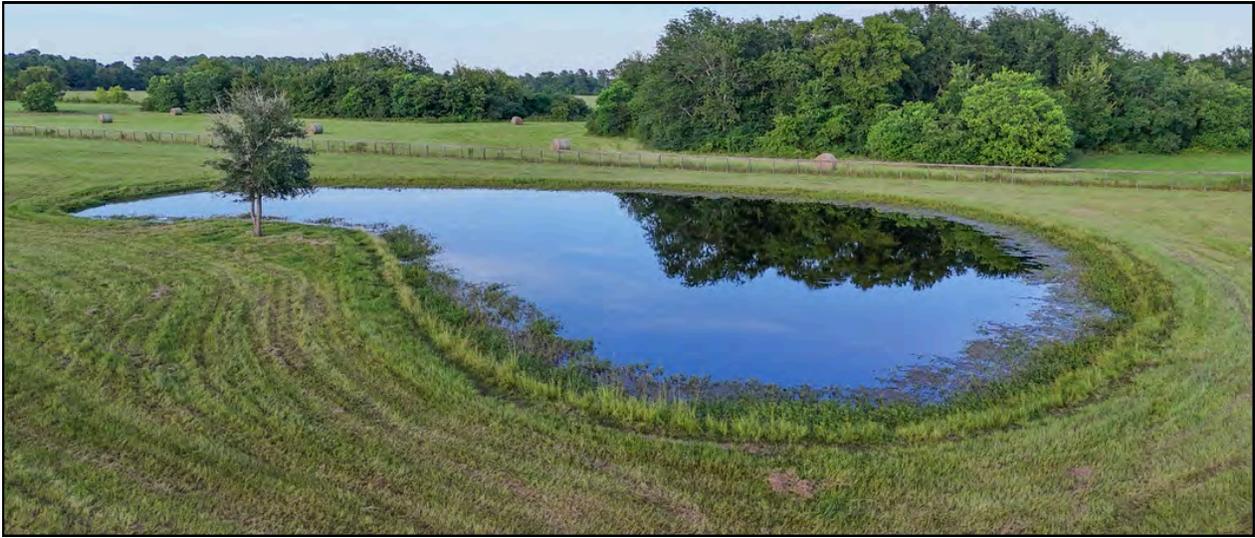
This 1,200 sq ft insulated metal shop offers exceptional utility and storage with a 40' x 30' footprint and a large covered overhang—ideal for trailers or equipment. Built with durability in mind, it includes three 16' commercial roll-up doors, A/C, water heater, and a wash basin sink. Finished with 1x10 shiplap, a steel back door, and commercial-grade materials, this space is as functional as it is low-maintenance.



- **Fully insulated** metal building with radiant barrier
- **Three roll up door** - 16' chain-driven commercial
- **Convenient utilities** wash basin sink, A/C, and water heater installed
- **Finished with 1x10 shiplap** interior for a clean, durable look
- **Steel rear door** for added security and ventilation
- **Covered overhang** ideal for trailers, farm equipment, or shaded work area
- **200/100 amp** service for flexible utility needs
- **Built along a bladed gravel road** for easy access year-round

UTILITY INFRASTRUCTURE

This estate was thoughtfully engineered with a comprehensive drainage system designed to protect all structures and maintain the integrity of the land. This property is also equipped with a comprehensive, thoughtfully designed water system that supports the home, equestrian amenities, and surrounding landscape.



ENGINEERED DRAINAGE SYSTEM

- **Precision-graded swales** guide water from the main residence into a landscaped runoff path along the driveway and out to Margerstadt
- **The barn is equipped with underground drainage** that flows through discreet channels behind the structure and along the southern pasture line, ultimately reaching the pond
- **A separate swale along the northern fence line** captures stormwater from adjacent properties, directing it safely to the rear of the property
- **The warehouse features underground drainage** that runs beneath the drive and into the front pasture
- **A centrally located pond** is professionally designed to collect, retain, and overflow to the east, blending utility with natural beauty

IRRIGATION AND WATER

Sprinkler Systems

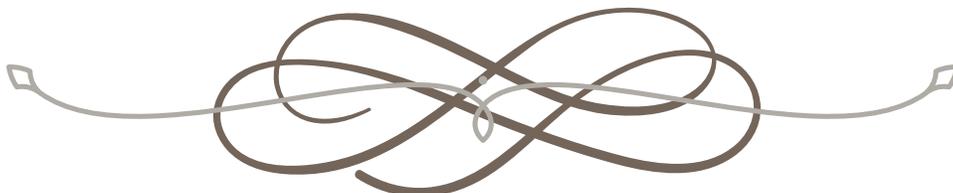
- *Automated irrigation for Bermuda grass* and flower beds around the main residence
- *Dedicated sprinkler zone near the front gate* covers lawn, trees, and northern fence-line plantings
- Barn system irrigates barn flower beds, perimeter hedges, and includes dedicated heads for arena footing maintenance

Water Lines & Distribution

- All structures and pastures are served by a private well located in an insulated well house
- Underground water lines supply the home, barn, warehouse, and all pasture troughs
- A 2" main line runs along the yard, down Margerstadt frontage, and along the northern fence to the first pasture gate
- Multiple hose bibs, several with hot and cold water access, positioned across the property
- Water line extends to the pond for manual fill as needed
- Shut-off valves for all water lines are located in the well house
- Control boxes also located at the pond inlet and southwest corner of the warehouse
- Underground pump system enhances water pressure and flow consistency across the estate

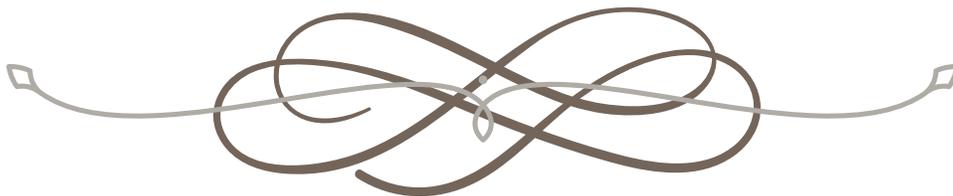
Gutters

- **Home roof is designed to shed water** into rock basins around landscaping—no gutters needed
- **Barn and warehouse feature gutters** with downspouts connected to underground drainage systems



POWER & FUEL SYSTEMS

- **400-amp electrical service**, professionally distributed between the main residence, barn, and warehouse
- **Located in a rare dual-service area**—currently serviced by San Bernard Electric Co-Op, with the option to convert to CenterPoint
- **Power extended to all key zones**, including the gated entry, pond, and Margerstadt frontage (conduit in place)
- **60 kW Briggs & Stratton whole-home generator**, capable of powering all structures simultaneously with automatic rollover
- **Propane system** in place with a 1000-gallon buried tank (owned, not leased), currently monitored by Greens Blue Flame
- **Natural gas access recently added** along Margerstadt Road by CenterPoint—available to the property upon request
- **Convertible** appliances, heaters, and water heaters to natural gas (LNG) if preferred

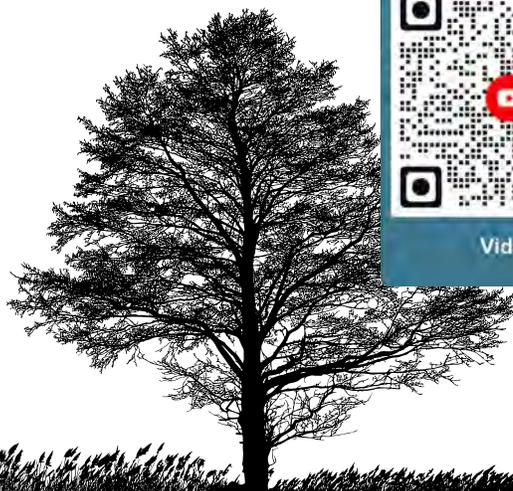


CLIMATE CONTROL & WATER HEATING

- **Two central HVAC systems** serves the main residence with electric A/C and propane-powered heat
- **Barn features a 5-ton central** unit with electric heat serving the tack room, bathroom, and laundry
- **220V window A/C unit** serves the warehouse along with a commercial-grade electric heater
- **Two tankless water heaters** serve the home for on-demand hot water
- **Barn includes an electric water heater**, located in the laundry equipment room

TECHNOLOGY & CONNECTIVITY

- **Camera security system** included with property
- **Cat 5 structured wiring** throughout for reliable high-speed connectivity
- **Bathrooms prewired for smart toilets**, offering future tech upgrades
- **Electric entry gate** with custom stone columns and commercial-grade openers
- **ATT fiber available at the street**; property currently operates on a 5G Verizon whole-home network

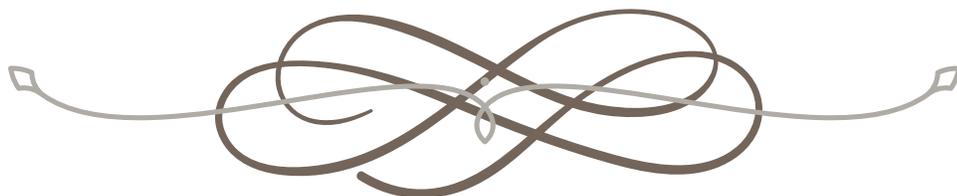


LOCATION ADVANTAGES

Ideally situated in a rapidly growing corridor, this property offers the perfect balance of privacy, convenience, and long-term value. Surrounded by upscale development and major access routes, it delivers both rural charm and future potential

PROXIMITY TO AMENITIES

- **Minutes from Hwy 290 & Grand Parkway (SH 99)** for seamless access to Cypress, Tomball, and the greater Houston area
- **Located in the Houston Oaks Township growth corridor**, with long-term development value and proximity to luxury golf and equestrian communities
- **Low-density rural atmosphere** with the convenience of nearby shopping, dining, and services in Waller, Cypress, and Tomball
- **No MUD tax and low property tax rate** compared to surrounding master-planned subdivisions
- **Deed restricted with no HOA**, offering flexibility and privacy without sacrificing property value
- **Close proximity** to Houston Executive Airport, The Clubs at Houston Oaks, and future commercial expansion zones



24118 MARGERSTADT RD

Houston Oaks Township

MULTI-STRUCTURE UTILITY READINESS

- All buildings have separate power — each structure (main home, barn, and shop) is individually metered and can be built out as independent homes or guest quarters.
- Water and power lines extend all the way to the pond, supporting future pool, guest cabin, or pavilion installations.
- Fiber internet is available at the front of the property, with conduit lines in place for future power and security cameras along the front fence line.
- Dual electric service availability (San Bernard Co-Op or CenterPoint) and a 60 kW whole-home generator provide redundancy and expansion capacity.
- Propane and natural gas access already established—ideal for additional dwellings or future conversions.

BARNDOMINIUM & CONVERSION POTENTIAL

- The fully insulated six-stall horse barn includes AC tack room, half bath, laundry, cabinetry, refrigerator, and 220 V outlets, making it readily convertible into a secondary residence, guest suite, or car shop.
- Commercial-grade insulation, radiant barrier, and heavy-duty roll-up door infrastructure enable a smooth residential or hobby-shop transformation.

WORKSHOP/ADDITIONAL DWELLING OPTIONS

- The 1,200 SF insulated shop features three 16-ft commercial roll-up doors, HVAC, plumbing, and 200/100 amp service, offering ideal conditions for a garage apartment, studio, or detached office.
- Covered overhang and bladed gravel drive access make this space perfect for RV storage, equipment, or temporary housing during future construction.

24118 MARGERSTADT RD

Houston Oaks Township

PRE-ENGINEERED DRAINAGE & IRRIGATION

- Comprehensive engineered drainage system with underground lines protecting all structures and pastures—ready to support additional builds without regrading.
- 2" main water line and multiple irrigation zones extend along Margerstadt frontage, pastures, and landscaped areas, ensuring easy tie-ins for new homes or amenities.

READY-MADE EXPANSION PAD

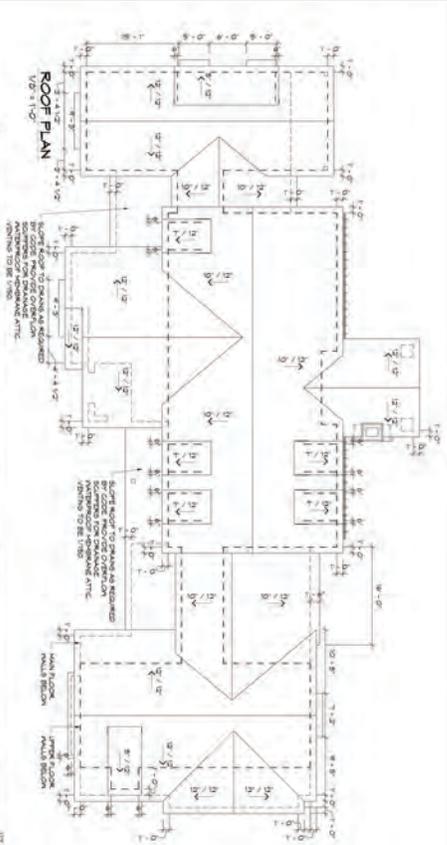
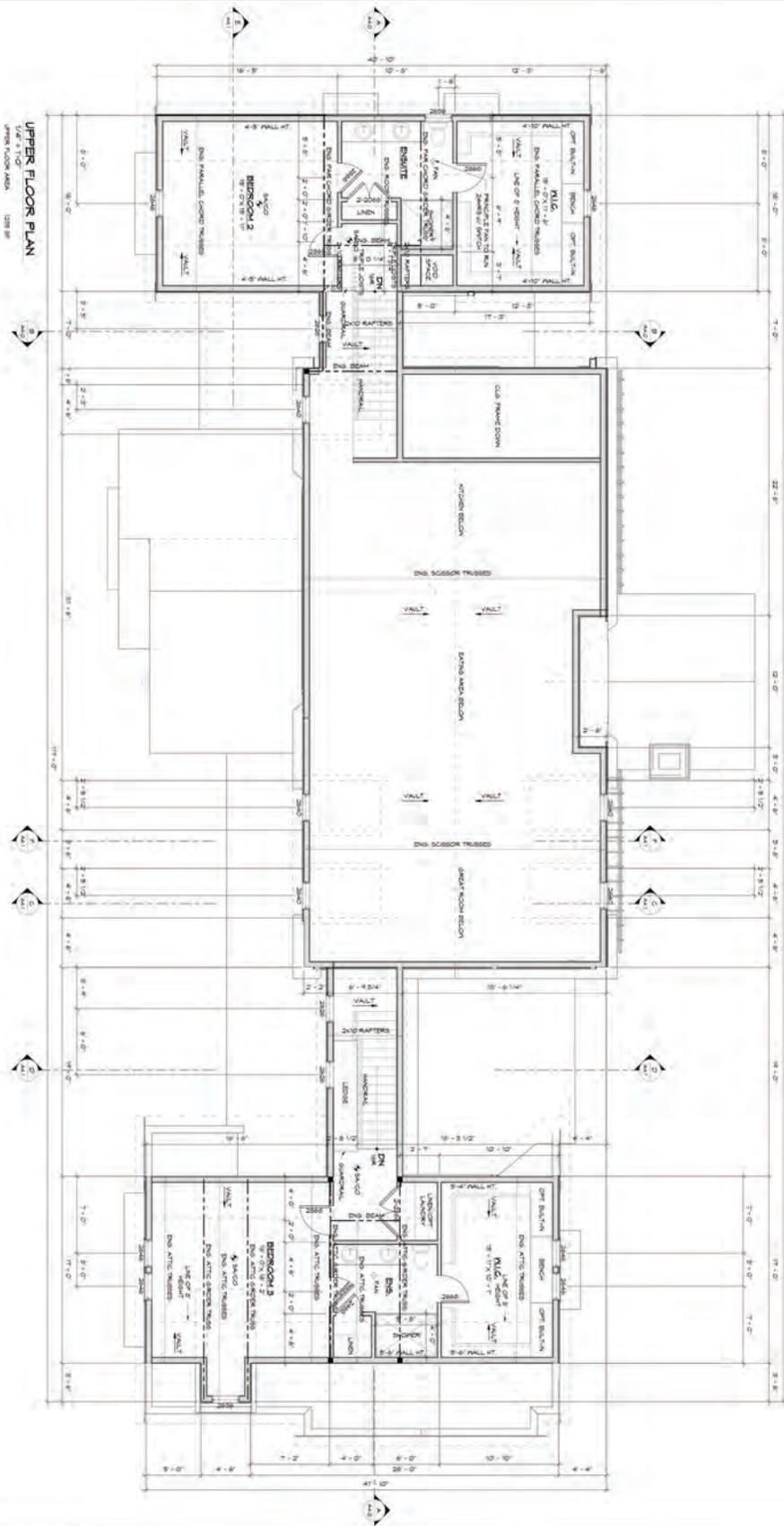
- Fully stabilized pad where the previous mobile home sat—engineered and ready for a future pool house, guest home, or casita.
- Proximity to utilities simplifies development and reduces start-up construction costs.

SUBDIVISION OR ESTATE COMPOUND POTENTIAL

- Existing layout supports a 4–5 tract build-out, keeping the main residence on ~5 acres with remaining 2–3 acre tracts accessible by existing infrastructure.
- Fiber, power, and water systems already looped throughout the property provide the foundation for a small gated equestrian enclave or family estate compound.

FUTURE AMENITY & CONNECTIVITY OPTIONS

- Deep 23-ft pond pre-wired for power and water, ideal for lighting, fountains, or community amenity design.
- Camera-ready power conduits extend to the front fence line for future automated gate and surveillance integration.
- Open pasture layout allows for shared equestrian areas, pond-view park space, or centralized common-area development.



- TYPICAL FLOOR PLAN NOTES**
- 1. ALL INTERIOR ROOMS ARE 8' HIGH UNLESS NOTED OTHERWISE.
 - 2. REFER TO STRUCTURAL DRAWINGS FOR ROOF ONLY.
 - 3. REFER TO MECHANICAL DRAWINGS FOR ROOF ONLY.
 - 4. REFER TO ELECTRICAL DRAWINGS FOR ROOF ONLY.
 - 5. REFER TO FINISH SCHEDULE FOR FINISHES.
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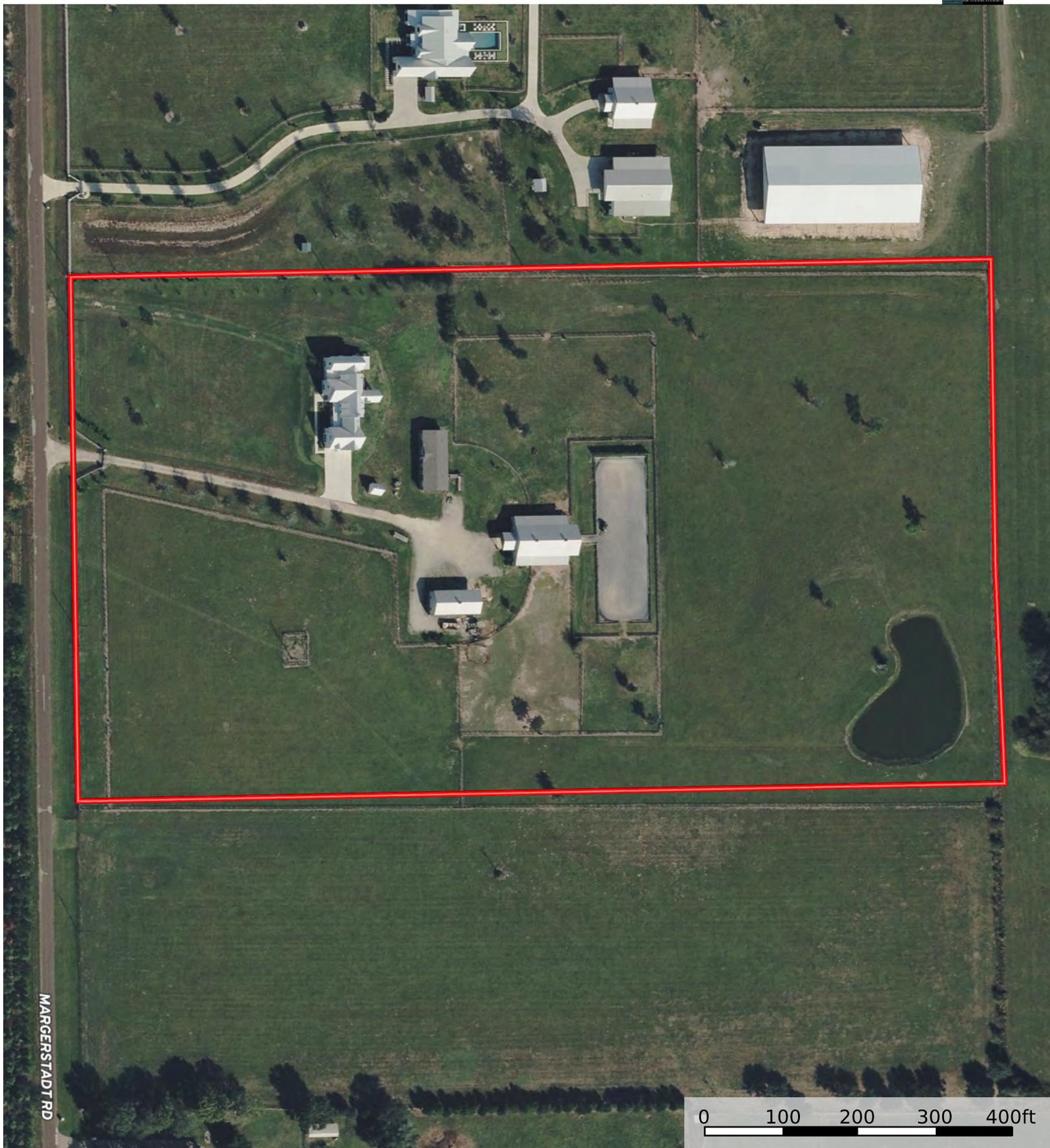
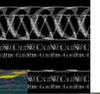
SU CASA
DESIGN

ADDRESS: 2543 MANTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4300 EMAIL: INFO@SUCASADSGNCA

PROJECT: 21125
24118 Kingswood Rd, Hooley, BC V2Y 4K7
TITLE: UPPER FLOOR PLAN
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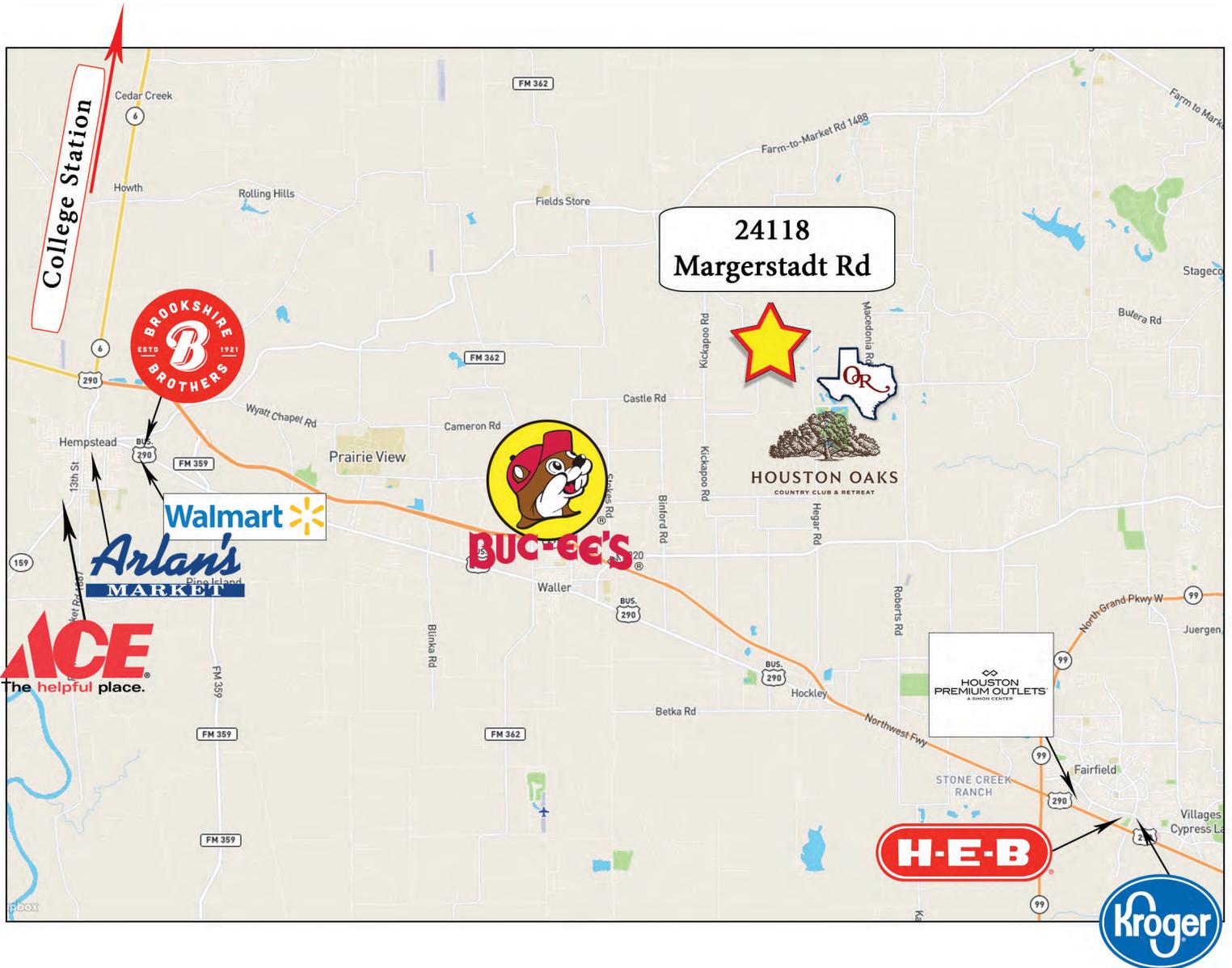
MARGERSTADT RD

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Boundary





- 25 minutes to Cypress
- 25 minutes to Hempstead
- 55 minutes to College Station
- 30+ minutes to Tomball
- 55 minutes to Downtown Houston
- 45 minutes to Brenham