



## 15629 Knotty Oaks Trail, Magnolia, TX

*Nestled on a sprawling +/- 38-acre estate, this beautifully upgraded ranch offers an exceptional blend of refined residential living, agricultural functionality, and high-end infrastructure. With elegant interiors, a full suite of amenities for livestock, and thoughtfully designed grounds, this is a rare opportunity to own a turn-key property with room to live, work, and entertain. Located in scenic Waller County, the property offers peace, privacy, and purposeful planning throughout.*

### Exterior & Land Features (Luxurious Edition)

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- Sprawling across +/- **38 pristine acres**, the property is accessed through a **private electric gated entrance** framed by **stone columns** and a **custom-designed metal art gate**, setting an elegant tone from the moment you arrive.
- A **50' x 75' fully enclosed shop** features 200-amp electrical service, water, three roll-up doors (two 10' x 12' and one 12' x 14'), and two personnel doors.
- Equestrian enthusiasts will appreciate the **lighted 150'x300' area for an arena** where the current tree farm is located
- Five stall **horse barn** boasts a **concrete alleyway**, **three spacious stalls with turnouts**, a **dedicated feed room**, **tack room**, **wash rack** and generous **hay storage**, with an integrated fly system.
- **Asphalt paved road** leading up to the house with large oak trees lining the road and a secondary entrance from the back of the property. Concrete driveway around the house.
- **Underground drainage** with a **12-inch pipe system** channels water directly to the creek, preserving the land and infrastructure.
- The entire estate is fenced in combining **security** with sophistication.
- The **detached 3-car garage** features **epoxy-coated floors** and a **climate-controlled workshop space**, complete with built-in cabinetry and pegboard organization. The 3<sup>rd</sup> car garage is a workout w/ climate control or can be converted to another bedroom/guest area.



- Step out to a **flagstone accented patio** that leads to the cool deck surrounding a **custom-designed pool with PebbleTec finish**, accompanied by an **oversized spa**, creating a tranquil resort-style retreat.
- A **30'x60' garden area** allows for year-round cultivation and sustainable living.
- For recreation and entertainment, enjoy a **lighted, sand volleyball court** and a **covered playground with rubberized footing**, ideal for hosting guests or private family enjoyment.
- **Integrated sprinkler system** for the lush landscaping connected to the well for the house.
- **Full RV Hookup** with 30/50 amp hook up and sewer next to the 3-car garage

### Interior Features

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- The **primary suite** offers a luxurious sanctuary, featuring a **coffered ceiling**, a **custom boutique-style walk-in closet** complete with new hardwood floors and upgraded shelving, and a **spa-caliber bath** with an indulgent **air-bubble soaking tub** and a **frameless walk-through rain shower**, all wrapped in luxe finishes.
- This sophisticated estate features **three generously proportioned bedrooms** and a **designer-appointed full bath**, accompanied by a **gracious private study with its own Hollywood-style en-suite** — offering effortless conversion into a **fourth bedroom**, executive office, or guest suite.
- Secondary bedrooms are equally refined, and appointed with **built-in workstation desks**, perfect for remote work, study, or creative pursuits.
- Recently updated **secondary bathrooms** reflect the same elevated aesthetic, featuring **fresh granite surfaces, contemporary under-mount sinks**, and hand-selected fixtures that add a touch of refinement to every corner.



- Throughout the home, **10-foot ceilings, 8-foot solid wood doors**, and rich **custom millwork** showcase the quality craftsmanship and timeless architectural character rarely found in modern construction.
- A dedicated **media lounge** invites indulgent relaxation, showcasing a **bespoke entertainment center, designer-grade carpeting**, and a **fully integrated service bar** equipped with a **microwave, full size fridge** and **sink**, — ideal for hosting elegant movie nights or casual gatherings.
- The expansive interior is elevated by **vaulted ceilings**, accentuated with **architectural art niches, ambient accent lighting**, and strategically placed **recessed fixtures**, offering both volume and intimate warmth.
- Beneath your feet, exquisite **hardwood flooring** extends throughout, including prized **century-old, reclaimed planks** in select living areas, blending heritage elegance with contemporary design.
- **Natural slate flooring** installed in multiple areas, adding organic texture and refined sophistication (approx. 3 years old)
- At the heart of the home lies a welcoming **sunken living room**, anchored by a **dramatic double-sided gas log fireplace** encased in a **metal flue surround**, combining cozy charm with sculptural presence.
- Throughout the home, the **kitchen and bath spaces** are curated with **hand-selected granite countertops, artisan cabinetry, faux-finished designer wall treatments**, and **dual vanities** that pair visual impact with everyday functionality.
- The **utility room** blends practicality with polish, featuring **custom storage cabinetry** and a **drain-integrated floor** for enhanced convenience.
- **Fully equipped kitchen** includes a built-in **Sonic-style ice machine, GE Monogram double ovens** and a **GE Monogram 4-burner cooktop with integrated grill** (3 years old) plus a GE Monogram built-in refrigerator—perfect for luxury entertainment.



## Recent Upgrades & Enhancements

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- Roof professionally cleaned and restored to showcase its architectural integrity
  - All exterior trim meticulously painted for a crisp, refreshed finish
  - Brand-new hardwood flooring installed in the primary suite's custom walk-in closet
  - Secondary bathrooms upgraded with elegant **granite countertops** and **under-mount sinks** for a polished, modern look
  - New **gas log insert** added to the double-sided fireplace, enhancing both warmth and aesthetic appeal
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## Utilities & Systems

- **Three dedicated electric meters** service the main residence, barn with water well, and the equipment garage with its own water well — providing efficient, independent power management across the estate
- **Three standby generators** ensure seamless power continuity:
  - 38 kW Generac for the main home with two 500-gallon underground propane tanks and two water wells
  - 18 kW Generac for the equipment garage/workshop
  - 24 kW generator supporting the third water well and sprinkler system
- **Two underground 500-gallon propane tanks**, plus an additional 250 above-ground tank to service two generators
- **Three high-performance unmetered water wells (220-240 ft deep)**
  - Two 5 HP wells for agricultural use
  - One 2 HP wells providing fresh water to the main residence
- **Two (2) A/C units** (4 ton & 5 ton) 4 years old variable speed heat pump compressor
- **Water softening system** ensure water quality and appliance longevity throughout the home



- **One aerobic septic system** services the main residence
- **Standing seam metal roof with Tech Shield radiant barrier** delivers both durability and energy efficiency