

# WENDY CLINE PROPERTIES GROUP

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24118 MARGERSTADT RD  
HOCKLEY, TX

Houston Oaks Township



MAGNIFICENT EQUESTRIAN ESTATE ON  
PREMIUM ACREAGE

Sophisticated architectural design meets rural elegance in this  
meticulously engineered country retreat.

## PROPERTY OVERVIEW

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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 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

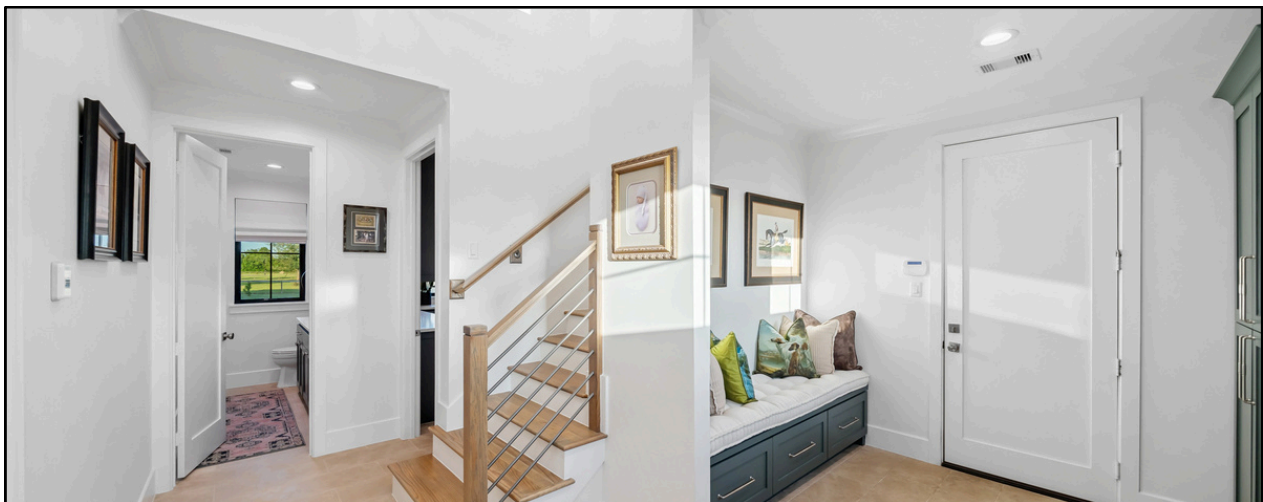
- **Tile flooring** throughout with Schluter®-DITRA membrane upstairs – a major luxury feature that adds longevity and low maintenance.
- **Vaulted ceilings and built-in shelving** – Architectural volume and integrated cabinets elevate the space and design appeal.
- **Living room with wood-burning fireplace** 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 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** with washer/dryer – 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

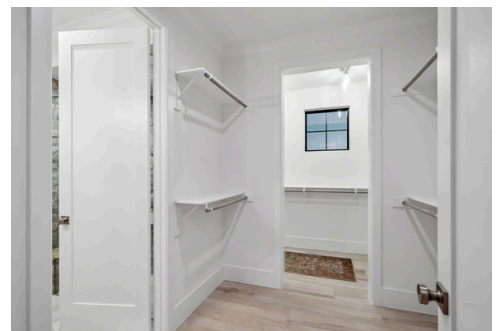
## PRIMARY SUITE



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

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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, washer/dryer, 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

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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



Illustrative rendering for visual representation only. Locations are approximate and not to scale. Buyer to independently verify utility line placement and availability.



## 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
- **All Samsung smart TVs convey** with the home, both indoor and outdoor,
- **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

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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

