

Features List

RETREAT: MAGNOLIA MANOR

General Layout

Spacious Private Quarters: The upper level hosts six expansive bedrooms, each comfortably arranged with four beds—ideal for group retreats, guest accommodations, or extended family gatherings.

Accessibility at its Best: One oversized, ADA-compliant bathroom ensure comfort and ease for all guests, thoughtfully designed without compromising luxury.

Durable Designer Flooring: The main level features 18-inch tile flooring, selected for both visual appeal and long-lasting practicality.

Kitchen & Dining

Culinary Showpiece: The primary kitchen showcases a 6-burner JennAir cooktop, double ovens, wood cabinetry, and a granite-tile backsplash—perfect for gourmet preparation or entertaining.

Multiple Kitchen Zones: With a total of 1½ kitchens for the retreat, food prep is seamless and adaptable for events or large gatherings. Another full kitchen is in the apartment attached to the retreat (more information on apartment below)

Ambient Lighting: Under-and-over cabinet lighting adds both functionality and ambiance to the cooking space.

Casual Dining/Living Space: A cozy, secondary dining area includes a built-in microwave and refrigerator—ideal for informal meals or late-night snacks.

Living Features

Inviting Fireplace: A gas fireplace with elegant mantel serves as a cozy focal point for the main living space.

Architectural Details: Soaring ceilings, double leaded-glass entry doors, sliding wood doors, and crown molding enrich the home's character and charm.

Private Elevator: A discreetly integrated residential elevator provides seamless access between levels in the retreat—enhancing accessibility for all guests and adding a premium touch of convenience for luggage, supplies, or mobility support.

Utility & Storage – Functional Design Meets Practical Luxury

Expansive Multi-Purpose Work Room: Encompassing approximately 1,600 square feet, this versatile space is equipped with ceiling fans for airflow, bright dedicated lighting, and an emergency exit—making it ideal for creative endeavors, group workshops, or large-scale hobby projects.

Fully Appointed Utility Room: Designed for high-capacity use, this space includes two full sets of washers and dryers, supported by dedicated electrical connections for reliable performance—perfect for managing large guest turnovers or extended stays.

Organized Storage Solutions: Two thoughtfully designed closets cater to both linen and supply needs—one exclusively for neatly storing sheets and towels, and the other for restocking essentials such as paper goods and cleaning products.

Systems & Infrastructure – Smart, Secure, and Built to Last

Advanced Fire Protection: A commercial-grade fire suppression system is professionally inspected and maintained annually to ensure safety, code compliance, and peace of mind for all occupants.



Robust Energy Supply: A 1,000-gallon leased propane tank discreetly services key systems across the property, providing reliable fuel for heating, cooking, and backup power.

Comprehensive Climate Control: The retreat is equipped with four HVAC units—(Heat – gas/Cooling – electric)—offering zoned temperature control for year-round comfort in every corner of the home.

Whole-House Generator: A powerful 45 kW Generac propane generator provides seamless backup energy, ensuring uninterrupted function during outages or peak demand running the retreat only.

Dedicated Technology Hub: Located in the Office/Mechanical and Security Room is the purpose-built space that houses all structured wiring and equipment for home system and elevator operations—streamlining access and simplifying maintenance.

Additional Amenities – Comfort, Charm & Appeal

Covered Carport: A convenient and sheltered parking solution that offers easy access to the residence while protecting vehicles from the elements.

Picturesque Surroundings: Enjoy scenic, unobstructed views of neighboring pastureland, where native wildlife and grazing cattle add to the property's peaceful, pastoral ambiance.

Tailored for Community Use: Previously favored by organizations and thoughtfully designed to support comfort and accessibility for guests —ideal for wellness retreats, residential gatherings, or faith-based programs.

Well-Planned Infrastructure: Discreet drainage naturally made on both sides of the property ensures proper water management with minimal visual impact.

Connected Apartment – Private, Self-Contained Living

Fully Equipped Upstairs Kitchen: A complete kitchen setup on the first level offers the convenience of independent meal prep, ideal for long-term guests or live-in caretakers.

Main-Level Full Bath: A thoughtfully located downstairs bathroom adds accessibility and functionality, especially for those using the lower level as a living or sleeping area.

Flexible Living Room: The spacious downstairs living area is easily convertible into an additional bedroom, creating versatility for guests, rental use, or multi-generational living.

Stylish Mixed Flooring: A combination of tile and carpet throughout provides both warmth and durability, enhancing comfort without compromising elegance.

Two Bedroom Suite: Features two private bedroom with an en suite full baths—creating a quiet, comfortable retreat within the apartment.

MAIN HOUSE

Interior Features – Refined & Luxurious Living

Custom Stacked Wood Cabinetry: Designer-built with soft-close drawers, delivering both elegance and everyday functionality.

Glass-Front Upper Cabinets: Accented with under- and over-cabinet lighting to create a warm, ambient glow and showcase fine dishware.

Sophisticated Butler’s Pantry: Complete with a wine refrigerator and built-in wine rack—ideal for entertaining or quiet evenings in.



Formal Dining Room: Soaring ceilings and tailored drapery provide a dramatic backdrop for intimate dinners or celebratory gatherings.

Exquisite Living Room: Features rich hardwood flooring, a wood-burning fireplace with integrated fan, custom built-ins, and exposed wood beams for rustic-chic charm.

Grand Entryway: Statement double leaded-glass doors and vaulted ceilings welcome guests with a sense of occasion and architectural distinction.

Thoughtfully Designed Finishes: All doors are 3'0" wide for accessibility, paired with casement windows throughout and sophisticated case molding.

Primary Owner's Suite: A serene retreat with private sitting area and direct patio access—perfect for morning coffee or unwinding at sunset.

Spa-Inspired Primary Bath: Indulge in a deep soaking tub, dual vanities, and a spacious walk-in shower framed by refined tile and lighting.

Custom Closet Systems: Built-in cabinetry and drawers provide luxurious, boutique-style storage solutions.

Dedicated Mudroom: Combines utility with sophistication, keeping everyday essentials organized and out of sight.

Gourmet Kitchen Amenities

Oversized Island & Casual Dining Nook: Ideal for meal prep, casual dining, and conversation — all in a central, open-concept space.

Pantry with Elfa Shelving: Professionally organized for effortless access to kitchen staples and entertaining essentials.

JennAir Appliances: Includes double convection ovens and a premium 6-burner gas cooktop—engineered for precision and style.



Office & Flex Room Spaces

Private Study: Framed with French doors, exposed beams, and solid hardwood floors, creating a perfect environment for productivity or relaxation.

Flexible Bonus Room: With tile flooring and built-in shelving, this adaptable room works perfectly as a guest room, hobby space, media room, or—as currently used—a home gym.

Technology & Smart Systems

Control Automation System: Centralized smart home hub located in dedicated closet and garage—control lighting, audio, climate, and more with ease.

Multi-Zone Climate Comfort: Equipped with a story-specific AC system for optimal comfort throughout the home. A mini-split unit serves the "Texas Basement" above the garage, helping protect stored items. All systems are heat pumps, providing electric heating and cooling.

Guest Quarters – Private & Versatile

Soaring Vaulted Ceiling: Enhances space and natural light for a relaxing guest or multi-use retreat.

Flexible Layout: Easily functions as a welcoming guest suite, secluded home office, or creative studio.

Exterior Features – Timeless Curb Appeal & Functionality

Architectural Brick Exterior: Single-story, full-brick façade lends enduring style and low-maintenance elegance.

Expansive 1-Acre Grounds: Fully enclosed with no-climb fencing and wood trim for privacy, security, and pastoral beauty.



Private Lake: Beautiful 21-foot-deep lake with gently sloping banks—perfect for swimming, kayaking, or simply unwinding by the water’s edge +/- 1 acre large.

Three-Car Garage: Finished with a durable track system and guttering for clean aesthetics and functional vehicle storage.

CABIN

Expansive 720-Square-Foot Layout: Thoughtfully designed to maximize space and comfort, offering a refined living experience within a compact footprint.

Gourmet Full Kitchen: Outfitted with high-end appliances and ample cabinetry, ideal for preparing meals in style whether for daily living or weekend retreats.

Private 1 Bedroom / 1 Bathroom Retreat: Intimately scaled for relaxation, with refined finishes that elevate everyday living.

Elegant Sliding Closet Doors: Adds both convenience and a touch of contemporary charm to the bedroom, optimizing space without sacrificing style.

High-Efficiency Tankless Electric Water Heater: Ensures a continuous supply of hot water while maintaining energy-conscious performance.

Modern Electric Heating and Cooling System: Provides year-round climate control with whisper-quiet operation and energy-saving efficiency.

Inviting Sun Porch and Covered Front Porch: Seamlessly extends the living area outdoors — perfect for enjoying morning coffee, evening breezes, or quiet countryside views in comfort.

BARN

Industrial-grade metal frame structure with two oversized roll-up doors for effortless access to approx.. 2,200 sq ft.

Concrete floors paired with insulation, delivering durability and superior energy efficiency.

Climate-controlled environment the rooms at the back and side of the barn offer a total of 1,000 sq ft of climate-controlled space, providing comfort and versatility year-round.

Workshop Area approx.. 1,200-sq-foot workshop, perfect for specialized operations or storage.

Professional-grade 110 & 220 volt power supply, ideal for heavy equipment, workshops, or future expansion needs.

VERSATILE DEVELOPMENT & LIFESTYLE OPPORTUNITIES

Exclusive Subdivision Potential: With its expansive layout and existing infrastructure, the property is well-suited for a thoughtfully planned residential enclave, offering privacy, community, and country charm.

Turnkey Religious or Corporate Retreat Center: The serene setting, ample accommodations, and flexible communal spaces make this an ideal site for spiritual renewal, professional development, or team-building retreats.



Ideal for Faith-Based or Wellness-Oriented Institutions: A prime location for establishing a church campus, faith-based outreach center, or fully equipped rehabilitation facility—with space for group housing, gathering, and healing.

Tranquil Rural Getaway: Perfectly positioned within the greater Tomball region, this setting offers peace and seclusion ideal for meditation, rest, and rural respite.

PROPERTY OVERVIEW & LOCATION HIGHLIGHTS

Expansive Footprint: Approximately 10,000 square feet of versatile commercial space between the retreat, cabin and the barn, thoughtfully designed to include professional-grade office configurations alongside residential and communal areas.

Strategic Location: Nestled between Montgomery and Brenham, offering peaceful rural surroundings with convenient access to major regional hubs and amenities.

Main House 4,532 sq ft

Retreat 7,217 sq ft

Barn 2,200 sq ft

Cabin 720 sq ft

UTILITIES/WATER INFRASTRUCTURE

Three SBEC Meters: One electric meter serves the Retreat, a second powers both the Cabin and Barn, and a third is dedicated to the main house—ensuring precise utility monitoring across the entire property.

Dual Septic Systems: Two independent septic systems are in place—one dedicated to the Retreat and Cabin, and another exclusively for the Main House—supporting high-capacity use while maintaining efficiency.



High-Capacity Water Line: A 2-inch water main provides ample supply, ensuring consistent water pressure throughout the estate, even during peak usage.

Dual G&W City Water Meters: One meter supports the house, while the second is dedicated to Magnolia Manor Retreat & the Cabin, allowing for streamlined service management and expansion potential.

Private Irrigation Well: A dedicated 130-foot-deep well supplies landscape irrigation and livestock watering—separate from the potable system—delivering sustainable water independence and long-term cost savings.