

WENDY CLINE PROPERTIES GROUP

Accredited Buyer Representative • Certified Luxury Home Marketing
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27201 DOUBLE CULVERT RD,
HEMPSTEAD, TX 77445

Spacious Farmhouse Retreat Surrounded
by Acreage



MAGNIFICENT ACREAGE ON
PREMIUM ACREAGE

Modern farmhouse elegance with custom finishes, outdoor entertaining
spaces, and serene acreage

PROPERTY OVERVIEW

This custom modern farmhouse offers soaring vaulted ceilings with exposed beams, a stone fireplace, and an open-concept layout filled with natural light. The chef's kitchen is complete with a six-burner Café gas range, leathered granite counters, quartz island with prep sink, and seamless flow to dining and living areas. Outdoor living shines with wood-ceiling porches, a full kitchen with fireplace, and sweeping +/-31 acres featuring a private pond and manicured grounds.

KEY PROPERTY HIGHLIGHTS

- +/- 31 acres with private pond and manicured grounds
- Stock 2 acre pond with bass, catfish, bluegill & sunfish
- Custom modern farmhouse with vaulted ceilings and stone fireplace
- Chef's kitchen with Café six-burner gas cooktop, quartz island, and prep sink
- Expansive covered porches with outdoor kitchen, fireplace, and wood ceilings
- Generac whole-home generator and detached storage building

LUXURY INTERIOR SPACES

Inside, vaulted ceilings with exposed beams, a stone fireplace, and wood-look tile flooring create a warm yet refined atmosphere. The chef's kitchen features a six-burner Café gas cooktop, quartz island with prep sink, and seamless flow into the dining and living areas.



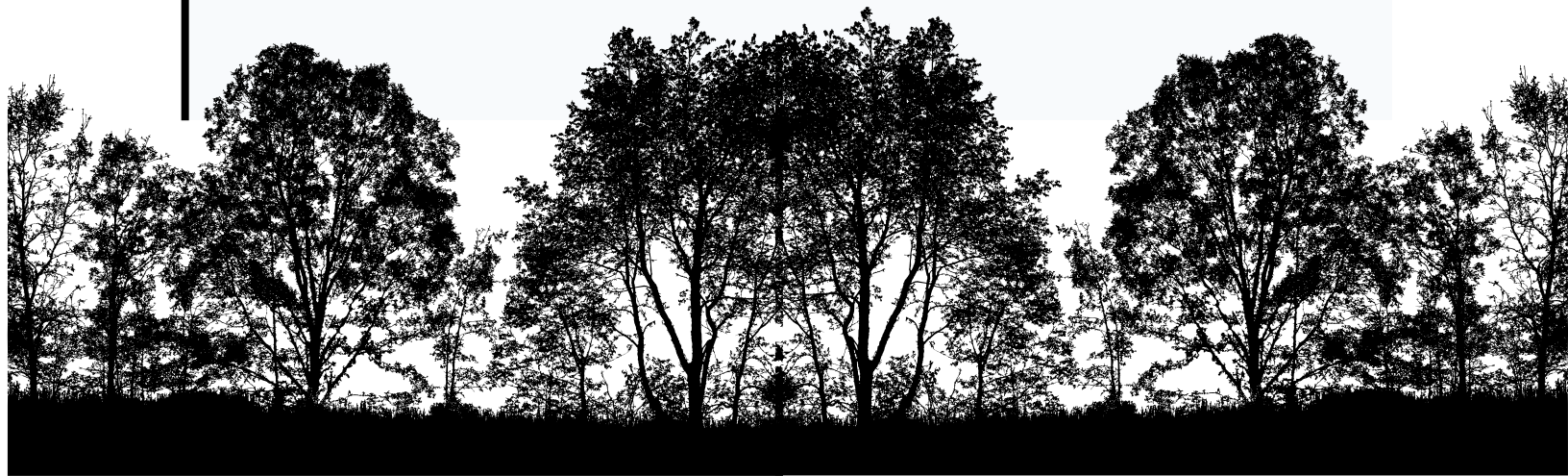


GOURMET KITCHEN

The home's gourmet kitchen blends functionality and style with custom finishes and thoughtful design. A spacious quartz island with prep sink anchors the room, surrounded by high-end appliances and elegant details.

- Café six-burner gas cooktop with pot filler
- Leathered granite countertops at window sink and cooktop area
- Large quartz island with veggie prep sink
- GE oven and GE Profile convection microwave
- Under-cabinet lighting for enhanced workspace
- Open shelving and wood beam accents
- Pot filler for seamless cooking and prep

LUXURY LIVING



ELEGANT LIVING AREAS

The main living area showcases expansive sightlines, natural light, and a dramatic stone fireplace, blending warmth with sophistication. Perfect for entertaining or relaxing, the space flows seamlessly into the kitchen and dining areas.



INDOOR LIVING HIGHLIGHTS

- Vaulted ceiling with striking wood beams
- Stone fireplace as a warm, inviting focal point
- Wood-look tile flooring throughout for durability and style
- Open shelving and designer touches for a modern farmhouse feel
- Pleated shades and custom drapes for light control and privacy
- Barn door leading to hallway adds rustic charm and function
- Spacious utility room with brick flooring, sink, and room for full-size fridge and freezer
- Seamless open-concept layout ideal for entertaining and everyday living



LUXURIOUS BEDROOM SUITES



PRIMARY BEDROOM SUITE

Designed as a private retreat, the primary suite combines rustic style with modern comfort, offering direct access to an indulgent spa-like bath.

- Spacious primary suite with room for a sitting area
- Large windows with pleated shades for natural light and privacy
- Elegant design elements with neutral finishes and wood-look flooring
- Luxurious ensuite bath with dual vanities and abundant storage
- Walk-in shower and soaking tub for a spa-like retreat
- Generous walk-in closet with ample shelving and hanging space
- Private, tranquil setting ideal for rest and relaxation

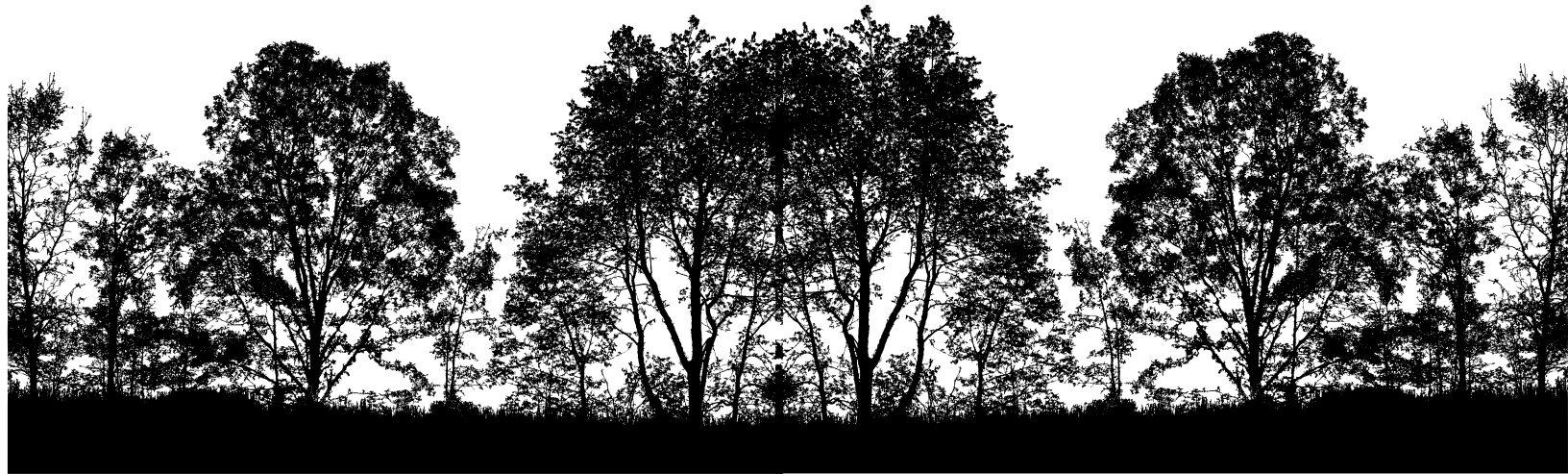


SECONDARY BEDROOMS



Secondary bedrooms are equally well-appointed, with unique finishes and private or shared bath access.

- Ensuite bedroom with shower-only bath and storage.
- Additional bedrooms with wood-paneled walls, sliding barn door closets, ceiling fans, and decorative electric fireplaces.
- Full baths with granite vanities, framed mirrors, and upgraded tile walk-in showers.



RESORT-STYLE OUTDOOR LIVING

Experience exceptional outdoor living with multiple covered porches featuring wood ceilings, perfect for relaxing or entertaining year-round. The backyard includes a fully equipped outdoor kitchen, fireplace, and shades, creating a private retreat for gatherings and everyday enjoyment.



LUXURY OUTDOOR LIVING HIGHLIGHTS

- Multiple covered porches with rich wood ceilings
- Outdoor kitchen with sink, refrigerator, and storage space
- Built-in fireplace for cozy evenings and year-round entertaining
- Roll-down shades for added comfort and sun protection
- Standing seam metal roof for durability and style
- Gutters installed for proper drainage and maintenance
- Storage building for tools, equipment, or hobbies
- Generac generator for peace of mind during power outages
- Deer feeder, fish feeder and picnic table out by the pond included



UTILITIES



Modern, efficient, and reliable utility systems ensure uninterrupted comfort and ease of operation.

ELECTRICAL

- Single electric meter services the entire property
- Generac Whole Home Back-up generator w/ auto transfer switch. Tied to the propane tank (tank serviced summer 2025). Can run the house for approx. 5 days depending on AC usage.

SEPTIC

- One county-approved (Installed 2020)

WATER

- Property serviced by a 5-year-old well
- Well enclosed in a well house - roof lifts up to allow work on the water well
- PEX plumbing throughout
- Two water heaters (one for each side of the house located in the 2 attic areas)
- Automatic sprinkler system for front flower beds.

PROPANE

- 500 gallon underground propane tank. Outdoor kitchen is tied to the propane tank.
- Serviced summer 2025

HVAC

- 2 A/C units serviced as of August 2025 with two zones

INTERNET

- Starlink Satellite & router included in sale of the property. Installed on a pole in the back and underground wire ran. Allows for uninterrupted service with multiple users streaming.

EXCLUSIONS

- TV's (brackets will stay)

INCLUSIONS

- Starlink Satellite & Router
- Deer Feeder
- Fish Feeder
- Pedal Boat
- Picnic Table