

NICKELLREALTY.COM
832.802.3833



For Sale
21151
Karen Switch

Magnolia, Texas

RENOVATED RUSTIC RANCH COUNTRY ESTATE

OFFERED AT
\$925,000
📍 3,112 SQ. FT

Property Features

4-5 BEDROOM | 3 BATH
6 ACRES UNRESTRICTED
DETACHED HOME OFFICE
2 CAR DETACHED CARPORT
1 CAR ATTACHED GARAGE
COVERED PORCH & PAVILION
AEROBIC SEPTIC SYSTEM
WATER WELL
PROPANE

COMPLETELY RENOVATED
BARN & STABLES
CROSS-FENCED
SOLAR POWERED GATE
TILE & LUXURY LAMINATE
PLANK FLOORS
WOODED
UNRESTRICTED
LANDSCAPED



DIANA M. NICKELL, REALTOR®
4201 MAIN STREET | 200-123 | HOUSTON, TX 77002

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RENOVATED RUSTIC RANCH COUNTRY ESTATE



SITUATED ON 6 ACRES, THIS RENOVATED RUSTIC RANCH ESTATE WITH A SOLAR-POWERED DRIVEWAY GATE ENTRY IN THE ULTIMATE IN SERENE COUNTRY LIVING. ENJOY MODERN AMENITIES, AN OPEN CONCEPT LAYOUT, AND AMPLE WINDOWS SHOWCASING PICTURESQUE COUNTRY VIEWS. THE PROPERTY FEATURES NATURAL WALKWAYS, VIBRANT LANDSCAPING ATTRACTING BUTTERFLIES AND HUMMINGBIRDS, A DETACHED HOME OFFICE, AND A 1-CAR ATTACHED GARAGE AS WELL AS A DETACHED OVERSIZED GABLE CARPORT. OUTSIDE, YOU'LL FIND A FRONT PORCH, SIDE PATIO, PAVILION FOR OUTDOOR COOKING, AND A FIRE PIT FOR STARGAZING. CROSS-FENCED FOR LIVESTOCK, WITH A LARGE RED BARN, STABLES, AND SPACE FOR A HORSE TRAILER. EMBRACE THE COUNTRY LIFESTYLE WITH ROOM FOR GARDENING, RELAXATION, AND SPORTS LIKE PRACTICING GOLF SWINGS, PLAYING VOLLEYBALL, SKEET SHOOTING OR INSTALL A PICKLE BALL COURT! BE SURE TO VIEW THE UPDATES & FEATURES. REPIPED IN 2020 AND NEW ELECTRICAL IN 2013.



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RENOVATED RUSTIC
RANCH COUNTRY ESTATE



TWO WORDS WILL COME TO MIND WHEN YOU ENTER THIS HOME
COUNTRY LIVING!

THIS HOME HAS BEEN RENOVATED AND LOVINGLY MAINTAINED BY THE SELLER. IT OFFERS THE PEACE AND TRANQUILITY OF THE COUNTRY WITH MODERN AMENITIES, THE CUSTOM DESIGN OF THE HOME, LANDSCAPING AND ADDED OUTDOOR LIVING SPACES FLOW SEAMLESSLY.

BARN & STABLES | WATER WELL | CROSS FENCED FOR LIVESTOCK | OUTDOOR ENTERTAINING | ENOUGH LAND TO KEEP LIVESTOCK & CREATE A HOBBY FARM



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Updates | Features | Furnishings

21151 KAREN SWITCH | MAGNOLIA TEXAS

ITEMS THAT CONVEY

- Kitchen Refrigerator
- Washer & Dryer
- Wine Refrigerators in Butlers Pantry

UPDATES & FEATURES

- Complete Home Renovation adding close to 1500 sq. ft. - See Updates & Improvements for details which include updated electrical, PEX plumbing, room additions and so much more!
- Converted Garage to Detached Office | Flex Space w/ 1-Car Grage
- Barn & Stables with Horse Trailer Parking
- Gable Carport with Covered Side Pavilion
- Flagstone & Crushed Rock Walkways with Fire Pit Behind Pavilion
- Landscaping & Concrete Patios
- 6 Acres Unrestricted
- Water Well
- Aerobic Septic System
- Outdoor Lighting on Patio & Covered Pavilion for Outdoor Cooking
- Stainless Steel Appliances in Kitchen
- Granite Countertops in Kitchen & Primary Bath
- Built-In Buffet Cabinets in Butlers Pantry with 2 Wine Refrigerators
- Recently Updated Fixtures, Lighting and Vanities in Secondary Bathrooms
- Detached office with new Fuji climate control system

Property Area Highlights

- From local parks and recreational facilities to quaint boutiques and family-owned eateries, Magnolia boasts amenities and attractions that cater to residents of all ages and interests.
- Zoned to the highly-rated Magnolia Independent School District (ISD)
- Unrestricted | Livestock Allowed
- Convenience of major businesses like HEB, Chick Fil A, Starbucks and much more.



PRIME LOCATION

- On a Secluded & Quiet Street
- Home sits at back of property
- Located close to The Woodlands & Tomball
- Discover the natural beauty of the surrounding area by hiking or biking along the numerous nature trails and parks in and around Magnolia, such as the Montgomery County Preserve and the Spring Creek Greenway.
- Easy access to Grand Parkway (99), 249 (Aggie Expressway) and FM 1488
- Close to wineries and small town farmers markets
- Easy commute to Bryan/College Station



Buyers Want to Know

FULL LIST OF UPDATES & IMPROVEMENTS AVAILABLE

- **Zone X-Outside 100 & 500-Yr Floodplain**
- **2013-2025 Whole Home Renovation**
 - Room Additions adding 1,500 Sq. Ft.
 - Repiped with PEX & All New Electrical
 - Hardi-Plank Siding
 - Stone, Tile & Laminate Floors
 - Aerobic Septic System Installed (All documentation available)
- **Water Well** (All documentation available)
- **HVAC: 2014**
- **Water Heater: 2023**
- **Roof - 12 Years**
- **Annual Utility Costs**
 - Electric: \$2,000
 - Propane: \$800
 - Water Well - New Tank 2025
 - Trash: \$520
 - Internet: Fiber networks. Currently using Mid-South at \$65/month. AT&T also available.
- **Energy Efficient Features:**
 - Solar Powered Driveway Gate, Ceiling Fans, Shade Trees, Northern Front Door Exposure





Magnolia

A COUNTRY LIVING
HAVEN IN TEXAS

Are you dreaming of a place where you can enjoy the charm of small-town living while still having access to modern amenities? Look no further than Magnolia, Texas!

Surrounded by towering pines & expansive countryside, Magnolia beckons those seeking a slower pace of life. Its serene environment provides a picturesque backdrop for outdoor adventures and leisurely strolls through charming neighborhoods. Magnolia's transformation reflects its residents' resilience and adaptability, embodying the timeless allure of small-town living. Today, it stands as a testament to the enduring spirit of community and the seamless integration of contemporary comforts within a tranquil setting.



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About Magnolia

Rural living on the fringes of Greater Houston

Nestled amidst the rolling hills and lush greenery of southwestern Montgomery County, Magnolia charms with its scenic landscapes and close-knit community. Named for the magnolia trees adorning its streets, the town lies at the junction of FM 1774 and FM 1488, just 45 miles northwest of Houston and 25 miles southwest of Conroe. Its strategic location, about 20 miles from IH45 and US290, two of Houston's major highways, fosters connectivity for its 1,326 residents. Once a humble sawmill town, Magnolia has evolved into a vibrant community, blending rural tranquility with modern amenities.

Source: HAR.com



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