

Features and Upgrades

38 Freestone Place | The Woodlands

Features & Upgrades

- Custom home built by Ross Munger Custom Homes and designed by architect Alberto Sepulveda
- Located on a private half-acre wooded cul-de-sac lot with no homes behind the property
- Direct rear gate access to the hike and bike trail system
- Entire home extensively renovated inside and out within the past 10 years
- New roof on both the main house and pool house (2024)
- Four-car garage with oversized doors, epoxy flooring, and built-in workbench

Interior Features

- Five and five-eighths inch wide plank European white oak hardwood flooring throughout
- Extensive custom millwork and detailed trim work
- All new solid wood interior doors throughout the home
- Entire interior painted with Farrow & Ball designer paint
- All ceilings professionally floated for a smooth finish
- All new designer lighting throughout the home by Visual Comfort
- Custom wine closet in living room hallway
- All cabinet hardware replaced throughout the home
- Decorative style light switches installed throughout
- New Toto toilets installed throughout the home

Kitchen

- Fully remodeled kitchen completed in 2023
- Polished Calacatta marble countertops throughout the kitchen, pantry, laundry room, mudroom, butler's pantry, and living room wet bar
- Waterworks tile backsplash with decorative above-cabinet tile detail
- Viking French door double ovens
- Viking microwave and dishwasher
- Sub-Zero freezer
- Built-in Miele coffee machine
- Viking wine refrigerator
- KitchenAid trash compactor
- Kalista plumbing fixtures, including a pot filler above the Viking range
- Shaw's of England farmhouse sinks in the kitchen and laundry room
- Glass-front cabinetry added in the kitchen and butler's pantry
- Custom lattice ceiling detail in the laundry room and mudroom

Primary Suite & Bath

- Major primary bathroom and closet renovation completed in 2025
- Ann Sacks Statuario and Thassos marble tile throughout
- Honed Calacatta marble countertops
- Victoria & Albert freestanding soaking tub
- Frameless glass walk-in shower with rain shower and handheld sprayer
- Rohl plumbing fixtures
- Visual Comfort designer lighting
- Schumacher wallcoverings
- Custom built-ins and shoe storage in primary closet
- Sisal carpet flooring in primary closet

Bathrooms

- Upstairs, pool bath, and powder bathrooms renovated with Calacatta marble countertops
- Ann Sacks Thassos marble flooring and wall tile
- Rohl and Newport Brass plumbing fixtures
- Original cast iron bathtubs resurfaced
- Visual Comfort lighting fixtures installed

Library & Living Areas

- Library with custom built-in cabinetry and lighting
- Family room fireplace updated with slate slab surround
- Marble fireplace surround in living room

Outdoor Living

- Half-acre landscaped lot with mature trees and gardens
- Landscape lighting installed throughout front and back yards
- Completely redesigned sprinkler and irrigation system (2021)
- New wood fencing installed along both sides and rear of property (2022–2023)
- Eight exterior gas lanterns installed

Pool & Pool House

- 22 x 44 Grecian-style swimming pool originally built by Iguana Pools
- Pool fully remodeled in 2016 with PebbleTec finish, glass tile, and new equipment
- Travertine coping and decking around pool
- Outdoor shower updated in 2021

Pool House

- 734 square foot open-air pool house designed by DVL Custom Concepts
- Custom stucco exterior matching the main house
- Slate flooring throughout
- Living area with gas fireplace and limestone mantle
- Dining area with designer Visual Comfort lighting
- Fully equipped Viking outdoor kitchen including grill and gas burners
- Viking refrigerator drawers and built in icemaker (new 2024)
- Stainless steel sink with garbage disposal
- Ceiling fans and wall-mounted oscillating fans
- Limestone kitchen countertops

Entertainment & Technology

- Integrated audio and video system installed in pool house and outdoor patios
- Six ceiling-mounted surround sound speakers
- Outdoor television and Bose ceiling speakers on back patio
- Security camera system installed around exterior of home (2023–2024)

Mechanical & Infrastructure

- Three HVAC systems replaced
- Two water heaters replaced
- Electrical upgrades and extensive lighting improvements
- Transformer installed for electrical service

Additional Improvements

- Exterior of main home and pool house repainted with Benjamin Moore Aura paint
- New exterior front door and hardware installed
- New irrigation system installed front and back