

WHY WE LOVE LIVING HERE!

Property: 40323 Community Road, Magnolia, TX 77354

- Location! Location! Location! Our home and land is surrounded by country living, horses and beautiful equestrian farms but still so close to the city and everything we need. It's the best of both worlds!
- Minutes away from Hwy 249 and The Woodlands. Just a quick 1 hr. drive to Bryan/College Station.
- We love the history and stories that our property holds:
 - There is a piece of Conroe history in every corner of this home. It was originally built by a manager at the Grogan-Cochran Lumber Company, who utilized the sawmill's own resources for the entire build. From the sturdy construction timbers to the warm pine shiplap and hardwood floors, every inch of wood traces its roots back to the local sawmill.
 - The added history and charm of our Windmill that formerly supplemented an old oak barrel cistern to provide water to the property. We have since installed a modern 300-foot water well, but love telling stories about the old windmill.
- Incredible backyard sunsets around the firepit and under the lights of our beautiful new gazebo and stunning landscape lighting.
- 2.39 beautiful and private acres gives us great outdoor space for family gatherings and lots of room for our children, grandchildren and pets to run around! Gorgeous trees include a variety of Pecans, Sycamores, Elms, Live Oaks, Water Oaks, Crepe Myrtles and one Fig Tree!
- The 1600 sqft shed/workshop!
 - Great space for projects and extra storage.
 - Dreaming about a future apartment, guest house or in-law suite? This space is already plumbed with water and septic lines.
- A second option for guest or in-law suite is the enclosed garage/flex space with newly remodeled full bath and private exterior access.

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