

7120 Morningbrook Place  
High Meadow Estates

# Highlights *Distinction*

## **Refined Single-Story Living**

Custom-built estate featuring white oak hardwood flooring, custom walnut cabinetry, and thoughtfully curated finishes throughout the entire property; both inside and outside.

## **Exceptional Interior Layout**

4/5 beds w/ensuite baths, plus private study, media room, and game room. Storage galore including large AC'd attic.

## **Chef's Kitchen & Entertaining**

Thermador appliances, quartz surfaces, custom vent hood, and expansive pantry—designed for both everyday living and elevated entertaining.

## **Community & Location**

High Meadow Estate is acreage living with low tax rate, community amenities, and Magnolia ISD.

## **Resort-Style Outdoor Living**

Salt water gunite pool with Pebble sheen finish. Pool can be heated or cooled. Travertine coping and “Cool Deck” Patio surface, outdoor kitchen, fireplace, architectural fire feature, and mosquito misting system.

## **Smart Home & Comfort**

Control4 home automation, whole-home audio, automated Zebra shades, security system, 2 tankless water heaters, and whole-home Generac 48KV Generator

## **Garage & Property Features**

Oversized 4-car garage (with its own HVAC system) has floor finished with Polyspartik coating. 50 Amp/240 Volt EV outlet installed and custom garage cabinetry and slat wall installed.



*Better than new—every detail thoughtfully designed, refined, and already perfected.*