



BRENDA SCHAFFER  
REALTOR®

## 6926 COMANCHE BEND FEATURES

- 6152 SF Custom Two Story on 2.6 Acres
- 4 Bedrooms, 4 Full Baths, 2 Half Baths, 3 Car Garage
- Pool, Hot Tub, Fire Pit, Covered Patio
- Private Stocked Pond
- 2800 SF Climate Controlled RV Garage/Workshop with Car Lift
  
- Privacy, safety, wooded terrain, scenic roads, nature and its sounds surrounding you... the value of acreage living is waiting for you in High Meadow Estates. High Meadow Estates is an 1100-acre community which is home to approx. 560 families at completion. High Meadow Estates offers outstanding amenities including a recreation center with resort-style swimming pool, tennis court, pickleball courts, and a playground. There is a 4-acre nature preserve with walking trails and a community lake.
- Magnolia ISD encompasses 150 square miles, serving approximately 14,000 students and employing 1,900. The district provides a well-balanced curriculum to meet the needs of all students offering advanced academics, concurrent college and high school enrollment credit, career, and technical education career paths and certifications, early childhood, full-day kindergarten, and a strong academic core.
- High Meadow Estates offers the perfect balance of peaceful, country-style living with exceptional connectivity to the greater Houston area. Ideally situated just minutes from key roadways such as Hwy 149 and FM 1486 to Hwy 249,, residents enjoy a direct route south to The Woodlands, Spring, and Downtown Houston, making commuting and everyday travel both simple and efficient. Nearby access to FM 2854 and Highway 105 provides convenient east-west travel, connecting residents to shopping, dining, schools, and recreational destinations throughout Montgomery and Conroe.
- Whether heading into the city for work or enjoying the many nearby amenities, High Meadow Estates delivers the accessibility today's homeowners expect—without sacrificing the privacy and tranquility of estate-style living.

\*Information provided by Seller and may be inaccurate.

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- What's Great About Living at 6926 Comanche Bend
  - Cul de sac living with great neighbors. Everyone helps each other.
  - Annual fire pit meetings with the neighbors to discuss maintenance and fish stocking for the private pond area.
  - Enjoying the views of your own private pond from your backyard oasis.
  - Experience nature throughout the year - Canadian Geese visit every Spring and there are always baby Geese.
  - Duck house allows Duck babies every year as well.
  - Occasionally you will see Fox, and possibly their babies, as well as Bald Eagles.
  - Serenity and privacy - your own personal retreat.
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- Exterior Features
  - Superbly Crafted Custom Home is perfectly situated on a 2.6 acre wooded lot within a cul de sac, with an East/West exposure for gorgeous sunrise and sunset views.
  - Enjoy a spacious driveway with ample room to maneuver the three car oversized garage attached to the home. Epoxy garage floor and finished walls.
  - In addition, enjoy the ability to park your RV, boat, or autos in the 2800 SF (40X70) detached garage/workshop on a cement slab with epoxy flooring. Includes a 12000 lb Car/Truck lift. Climate controlled with AC/Heat capabilities, and a 50 amp plug inside and out. Two garage doors are 12X14 with an 8X8 side door and one walk thru. Carriage and spot lights accent the building on the front and side. Plenty of space for a workshop area as well with a workbench staying with the property.
  - Inviting front entry provides elegance with double 10 foot iron doors with custom metal work, and a covered front porch perfect for morning coffee, and sunrise or evenings out.
  - Outdoor lighting includes spots and landscape lighting surrounding the home for highlighting and/or security. In addition, floodlights are positioned on some of the corners for added illumination.
  - Expansive covered back patio with vaulted ceilings includes two spacious sitting areas complete with gas fireplaces - one with gas logs and one with wood. Plenty of room for a band, dancing, catering, and more. Half bathroom access conveniently located in the covered back patio.

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### Exterior Features Cont..

- Just a few steps outside the covered patio, welcome to a glistening pool with tanning platform, walk in steps, water features and incredible lighting for nights in the pool. Indulge in the hot tub with relaxing views of the wood fire pit with string lights, as well as the gorgeous views of the private pond and sunset. Light up the gas bowls for added ambience.
- Pool offers a heated option or a chilled option!
- Gorgeous pool utilizes a Polaris pool sweep cleaner, with well water supplying the water for the pool.
- Beauty surrounds you with the quiet and serene setting of the private pond and healthy green lawn - enjoy gorgeous sunsets, but also enjoy the sunrise and views. Pond is stocked by the neighbors who own property adjacent to the pond - and homeowners are welcome to fish in the private pond. Enjoy the views of various wildlife as you relax!
- A/C units were all replaced in 2020 with Daikin 5 ton, 3 ton, and 2 ton units.
- There are three hot water heaters.
- Generac Guardian 38 KW generator that accommodates both the house, workshop and pool/spa
- High quality UCS sound system in the main living areas and patio allowing for multiple sources to play at multiple locations.
- Water well on the property provides water for the sprinkler system and pool fill, so no costly summer water bills.
- Whole home water softener.
- Security system for house and cameras.

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### Interior Features

- Details were not overlooked in this expertly crafted custom home – with crown molding and deep baseboards throughout – striking architectural details - soaring high ceilings – open floor plan – neutral colors. Take a minute and also experience the beautiful backyard oasis views as you enter the front door.
- Floor plan enables excellent views of the backyard oasis and private pond from the entry/living area, family room, breakfast area, kitchen, primary bedroom, and game room upstairs.
- Gorgeous terrazo ceramic tile flooring throughout the first floor in most of the main areas. Wood flooring in living area, office, primary bedroom, stairs, and upstairs living areas. Plush carpet in the secondary bedrooms, with tile flooring in all of the bathrooms.
- Rich wood beams add a touch of character and charm in both the living area and kitchen.
- Plantation shutters are a beautiful addition to the insulated Low-E windows.
- Security system is wired into the home

### Living Area / Wet Bar Area

- Enjoy your formal living area as you walk into the front entrance, providing built in cabinets, stonecast gas log fireplace, and a more formal seating area.
- Spacious family room area opens to the kitchen/dining with expansive views of the backyard oasis and private pond. High ceilings with wood beams accent the room nicely. A stunning brick accent wall serves as a true focal point for the family room.
- Beautiful stone fireplace with gas logs – adorned by custom built shelving and cabinets.
- Elegant glass French doors lead out to the back patio, blending indoor and outdoor living.
- Well appointed Wet Bar opens to the kitchen/breakfast area and living area with room for three barstools. Custom features include built-in cabinets with wine storage - ice maker, and wine fridge. Finished with leathered granite counter tops for a sophisticated touch.

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- Study / Dining Room
- Custom cabinets and a built in desk enhance the expansive study as you enter the home to the right. Glass double doors finish off the professional look. Striking custom shelving, as well as additional room for seating.
- Enjoy a formal dining room to the left as you enter the home – or be adventurous and make it your own creation! Beautiful tiered cove ceiling and chandelier.
- Kitchen / Breakfast Area
- Chef's dream kitchen includes a Thermador gas range with six burners with grill and double ovens. Thermador dishwasher and built in microwave. Thermador custom built in stainless steel refrigerator.
- Custom cabinets and striking architectural details include soft closing drawers and doors, under counter lighting, and lighted cabinets above.
- Beautiful Granite and leathered granite counter tops enhance the kitchen's appeal. Enjoy the expansive island with room for prep and also four stools for seating. Island is finished in a complimentary wood to enhance the custom built-in cabinets.
- There is an abundance of pantry and storage space – sliding door accommodates the main pantry with custom shelving. An additional kitchen storage room is perfect for appliances, dishes, and more - and includes upper glass cabinet storage.
- Casual dining area accommodates a spacious table with four chairs - providing amazing views of the backyard and pond.
- Vaulted ceiling with wood beam adds charm.
- Stairs to the second floor are just off the kitchen area with beautiful custom banisters.
- Primary Bedroom / Bath
- Spacious primary bedroom with a cove ceiling and a door to the covered patio/pool area.
- Expansive windows provide engaging views of the backyard and private pond.
- Primary bathroom includes two separate sink areas with custom cabinets. Soaking tub with a gorgeous tile backdrop. Spacious walk in shower with custom tile work.
- His and hers separate walk in closets with custom built ins.

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- Secondary Bedrooms / Bath
- Two secondary bedrooms on the first floor with each having a full ensuite bathroom.
- One secondary bedroom on the second floor with an ensuite bathroom.
- Bathrooms include custom cabinets and a walk in shower.
- Flooring is carpet in the bedrooms, and tile in the bathrooms.
- There are two half bathrooms - one provides access from the pool/patio on the first floor, and one is located on the second floor for the game room/media room.
- Media Room/Game Room
- Beautifully designed – the media room is on the second floor and provides another level of entertainment for family and friends. Media equipment, media chairs, and the elliptical are included with the property.
- Media Room features include built in speakers in the ceiling.
- Impressive Game Room offers additional options for fun - it includes a wet bar with a fridge, custom cabinets, and granite counter tops.
- Adding to the fun - the pool table and shuffleboard stay with the property!
- Utility Room / Pool Bath
- Utility Room with double doors is located adjacent to the kitchen. Includes custom cabinets and plenty of counter space. There is room for an additional refrigerator or freezer.
- Features also include an additional brick accent wall and mud room area with access to and from the three car oversized garage area.
- Pool Bath has a door off the kitchen/utility room area and also a door to outside.
- Energy Features
- Insulated Low E Windows
- Programmable Thermostat
- Ceiling Fans
- Average Monthly Utilities
- Water \$62.79
- Electric \$486.33
- Gas \$108.99

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