

Michelle Marek

TEAM

12349 Longmire Trace Features Sheet

PROPERTY OVERVIEW

- **Exceptional custom waterfront estate** on approximately 1.3 acres
- Located on the desirable **south side of Lake Conroe** near I-45
- **Deep-water access** with dredged boat access designed for year-round usability
- Originally intended as a private homesite by the community developer
- **Rare grandfathered wooden boat house**
- Designed and built as a **luxury entertaining retreat** with seamless indoor/outdoor living

ARCHITECTURAL & DESIGN HIGHLIGHTS

- Custom designed by **renowned architect Mark Todd**
- Built by respected custom builder **Morris Builders**
- Landscape designed by **Tambra Shell**
- Pool built by **Regal Pools**
- Pool structural engineer and retaining walls **by RMCA**
- Completed in **October 2014**
- Thoughtfully designed for **large-scale entertaining** and multigenerational living
- **Elevator access** to both floors
- Open-concept layout with dramatic lake views from the entry through the infinity-edge pool

INTERIOR FEATURES

GREAT ROOM & DINING

- **Soaring pitched ceilings** with reclaimed Pecky Cypress accent beams
- Expansive open-concept living and dining areas
- Main dining space can seat 10-12 with additional bar seating for 6
- Seamless transition to outdoor entertaining spaces

GOURMET KITCHEN

- Large custom island with reclaimed barn wood countertop

- **Thermador Six-burner gas range** with pot filler two Thermador ovens, microwave, and warming drawer
- Walk in Butler's pantry with built-ins
- Designed for entertaining and high-capacity hosting

PRIMARY SUITE

- Privately situated on the **west wing** of the home
- No rooms above for enhanced quiet and privacy
- Spacious primary closet with hidden **safe**
- **Bain Ultra** soaking tub and separate showering with dual rain shower heads

STUDY

- Rich wood detailing with rustic-inspired finishes
- Custom built ins

UTILITY ROOM

- Oversized utility room with island workspace
- **Dual washer and dryer** setup
- Additional refrigerator
- Laundry shoot

ENTERTAINMENT WING

- Dedicated game and recreation area featuring:
 - Pool table/ping pong
 - Air hockey
 - 16-foot shuffleboard table
 - Private home theater
- Pocket doors allow this wing to be closed off from the main home

UPSTAIRS ACCOMMODATIONS

- **Secondary VIP primary suite** with elevator access
- Three additional bedrooms with en-suite baths and walk-in showers
- Screened in upper porch access from secondary bedrooms, with fireplace
- Large bunk room with accommodations for up to 8 beds

OUTDOOR LIVING & RESORT AMENITIES

OUTDOOR LIVING PAVILION

- Three NanaWall accordion glass door systems

- Two glass electric roll-up doors
- True wood-burning Isokern fireplace
- Elk chandelier and custom beam detailing
- Outdoor bar with:
 - Commercial ice maker
 - Kegerator
 - Beverage refrigerator
 - Gas grill
- Additional outdoor dining area with seating for 8

RESORT-STYLE POOL

- Spectacular negative-edge pool overlooking Lake Conroe
- Approximately 17-foot elevation drop from pool to bulkhead
- Lower pool area designed for family enjoyment
- **Multi-pump system** creates dramatic infinity-edge effect
- Heater and chiller system
- iAquaLink smart controls with mobile app access

ADDITIONAL OUTDOOR FEATURES

- Lakeside fire pit
- Separate outdoor kitchen with pellet grill/smoker
- Extensive waterfront entertaining spaces
- Deep-water bulkhead and dock system
- Outdoor speaker system

WATERFRONT & DOCK FEATURES

- All docks and bulkhead rebuilt in 2012
- Main covered wooden boat dock sized for a 25' boat with new roof
- Additional covered boat slip for second 25' boat
- Dedicated dual jet ski dock
- Fish green lights and spider-be-gone system
- Dock lift motors/controllers replaced in 2025
- Dock decking replaced in 2024
- Canvas covers replaced January 2026

SMART HOME & AV FEATURES

- Crestron whole-home automation system
- Conditioned AV equipment rooms
- 14 integrated televisions throughout the home
- Distributed indoor and outdoor audio system

- Automated lighting systems
- Surveillance cameras with pan/tilt/zoom capability
- iPad-controlled smart home functionality (2 provided)

CONSTRUCTION & MECHANICAL FEATURES

- Engineered foundation with approximately 94 drilled piers
- Bell-bottom pier construction approximately 13 feet deep
- Foamed attic insulation for superior efficiency
- Four HVAC systems with humidity control
- Three tankless water heaters
- PEX plumbing throughout
- 400-amp electrical service
- 38kW whole-home backup generator installed in 2022
- Lake-fed irrigation system with upgraded 2HP quiet pump
- 33-zone sprinkler system with Hydrowise smart controls
- Roof replaced May 2026 with transferable warranty
- Whole home water softener system

LIFESTYLE HIGHLIGHTS

- Designed to maximize panoramic sunset views
- Exceptional indoor/outdoor flow ideal for entertaining
- Quiet luxury with resort-style amenities
- Rare combination of privacy, deep water access, and proximity to Houston
- One-of-a-kind Lake Conroe retreat designed for unforgettable gatherings and weekend escapes