



## 19314 Chateau Ridge Court, Tomball, Texas 77377

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### PROPERTY OVERVIEW

Completed in 2026 and lived in for only approximately two months, this extraordinary custom-built estate by Keechi Creek Builders presents a rare opportunity to own a virtually brand-new luxury residence where every detail has already been thoughtfully elevated. Situated on approximately 1.8 private wooded acres in Rosehurst, the estate spans approximately 5,550 square feet of meticulously curated living space blending timeless architecture, designer sophistication, and advanced smart-home technology.

Positioned toward the back of the neighborhood with a substantial setback from the road, the property offers exceptional privacy beneath mature trees while maintaining a dramatic estate-style presence. Every appliance, mechanical system, HVAC component, and built-in feature remains brand new and under warranty, offering both luxury and peace of mind. All appliances and integrated fixtures will convey the home.

### HIGHLIGHTS

- Approx. 5,550 sq ft custom luxury estate
- Completed in 2026
- Custom built by Keechi Creek Builders
- Situated on approximately 1.8 wooded acres in Rosehurst
- Estate-style homesite positioned for enhanced privacy
- Mature trees and heavily wooded surroundings providing natural seclusion
- Extensive architectural, designer, infrastructure, and technology upgrades throughout
- Entire home, appliances, systems, and equipment currently under warranty

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### KEY ROOM DIMENSIONS

(Approximate Per Blueprint)

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- Great Room / Living Room – Approx. 24' x 20'
- Dining Room – Approx. 14' x 19'
- Kitchen – Approx. 14' x 16'
- Prep Pantry / Scullery – Approx. 10' x 11'
- Executive Office / Study – Approx. 13' x 16'
- Primary Suite – Approx. 17' x 15'
- Primary Bathroom – Approx. 12' x 18'
- Upstairs TV/Game Room – Approx. 22' x 21'
- Movie Theater / Media Room – Approx. 14' x 20'
- Bedroom Suite 2 – Approx. 12' x 14'
- Bedroom Suite 3 – Approx. 13' x 14'
- Bedroom Suite 4 – Approx. 13' x 13'
- Rear Covered Patio/Porch – Approx. 18' x 43'



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### KITCHEN

Designed for both elevated entertaining and everyday functionality, the chef's kitchen showcases an oversized dual-island configuration paired with exceptional craftsmanship, premium integrated appliances, and luxurious natural stone selections throughout.

Luxury kitchen features include:

- Two custom sage green islands with decorative detailing
- Cream perimeter cabinetry with black hardware
- Custom sage green vent hood
- Cabinet-paneled appliance integration
- Two paneled refrigerators with freezers (one produces craft ice)
- Two paneled dishwashers
- Six-burner Thermador cooktop with integrated griddle
- Double ovens, warming drawer, and built-in microwave
- Two sinks with two garbage disposals
- Touch-activated faucets
- Four pull-out double trash cans (7 total including pantry and laundry)
- Two mini fridges
- Ice machine (all appliances paneled)
- Bluesandite marble perimeter countertops
- Fantasy Zebra marble island countertops
- Designer sage-pattern backsplash
- Concealed appliance and coffee station
- Extensive oversized storage systems and drawers
- Under-cabinet lighting and recessed lighting throughout

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### PREP PANTRY / SCULLERY

A fully equipped secondary prep kitchen and scullery offers exceptional utility, concealed functionality, and designer-level storage rarely found even in luxury construction.

Features include:

- Floor-to-ceiling dark green custom cabinetry
- Additional paneled refrigerator/freezer
- Additional dishwasher and ice machine with sphere ice production
- Reverse osmosis water filtration system
- White farmhouse sink with touch faucet
- Two pull-out trash cans
- Artisan-style backsplash tile with handcrafted appearance
- Concealed outlets beneath cabinetry
- Extensive prep space and pullout storage systems
- Designer chandelier
- Herringbone hardwood flooring continued throughout



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### WHOLE-HOME INTERIOR FEATURES

Every space throughout the residence showcases elevated craftsmanship, intentional design, and luxurious material selections curated to create a cohesive custom aesthetic.

Highlights include:

- Approximately 10-foot ceilings throughout non-vaulted areas
- Vaulted ceilings throughout major entertaining and primary spaces
- Extensive exposed beam and truss detailing
- Eight-foot solid-core black interior doors throughout
- Oversized 8-inch baseboards and extensive crown molding
- Wide plank engineered hardwood flooring with custom tri-color blend
- Herringbone hardwood flooring in kitchen, dining, and pantry areas
- Black brick herringbone flooring in laundry room
- Theater room as the home's only carpeted space for enhanced acoustics
- Recessed lighting throughout home
- Motorized shades installed in select spaces
- Custom window treatments throughout
- Soft-close cabinetry and drawers throughout entire home
- Pocket doors featured in pantry and theater
- Under-stair flex/storage space with dedicated lighting
- Floor plugs installed in living room and offices
- Holiday lighting outlets installed throughout exterior
- Under-cabinet lighting throughout kitchen, pantry, and office spaces
- Professionally installed wallpaper in living room, powder bath, and craft room/library

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### LIVING ROOM / GREAT ROOM

The expansive great room serves as the architectural centerpiece of the home, combining soaring scale with warm designer finishes and exceptional indoor-outdoor flow. Approximately 20-foot vaulted ceilings with exposed natural wood trusses create a dramatic visual statement, while oversized sliding glass doors fully nest open to the patio for seamless entertaining.

Additional features include:

- Custom stone fireplace with raised hearth
- Oversized custom wood mantel
- Built-in shelving and cabinetry surrounding fireplace
- Floating shelves and designer wallpaper accents
- Motorized shades on rear sliders
- Exceptional natural light and backyard visibility
- Chandeliers suspended between trusses

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### DINING ROOM

The dining space offers a refined yet versatile setting ideal for both formal entertaining and intimate gatherings, enhanced by striking architectural finishes and seamless connectivity to the surrounding living spaces.

Features include:

- Two black brick accent walls matching exterior masonry
  - Black wrought iron chandelier
  - Motorized Roman shades
  - Open-concept flow into kitchen and living areas
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### PRIMARY SUITE

Designed as a luxurious private retreat, the primary suite showcases dramatic designer selections, custom millwork, elevated ceiling treatments, and rich architectural detailing throughout. The space balances warmth and sophistication while offering exceptional comfort and privacy.

Highlights include:

- Dramatic color-drenched designer finish
- Custom tray ceilings with enhanced crown molding
- Custom wood-paneled accent wall
- Six oversized windows providing abundant natural light
- Motorized custom shades
- Raised ceilings approximately 12–14 feet high
- TV pre-wiring installed
- Elegant double-door entry into primary bathroom

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### PRIMARY BATHROOM

The spa-inspired primary bathroom was designed to rival luxury resort accommodations, blending soaring architectural scale with dramatic natural stone selections and designer lighting elements.

Luxury features include:

- Vaulted ceilings soaring approximately 20 feet high
- Exposed natural wood beam detailing
- Dual crystal chandeliers
- Freestanding black marble feature wall
- White marble shower finishes throughout
- Oversized walk-through shower design
- Dual shower heads with handheld sprayers
- Built-in shower bench with Bluesandite marble countertop
- Freestanding deep soaking tub
- Pullout and detachable tub filler faucet
- Dual vanities with Bluesandite marble countertops
- Electrical outlets integrated discreetly into vanity drawers
- Oversized mirrors and wrought iron sconces
- Large linen storage closet
- Water closet pre-wired for heated bidet installation
- Additional upper windows allowing extensive natural light

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### PRIMARY CLOSET

The fully customized primary closet functions as a luxury dressing suite with extensive built-in organization, premium stone accents, and boutique-style storage throughout.

Features include:

- Fully custom oversized "his and hers" layout
  - Floor-to-ceiling custom cabinetry systems
  - Built-in vanity with Bluesandite marble countertop
  - Built-in mirrors and crystal chandelier
  - Raised vanity/bar-height counter with Fantasy Zebra marble accents
  - Pullout belt and tie storage systems
  - Built-in bench seating
  - Floor-to-ceiling mirror
  - Custom shoe storage displays
  - Integrated hamper systems
  - Extensive pullout drawers and organizational cabinetry
  - Three oversized windows bringing natural light into the space
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### EXECUTIVE OFFICE / STUDY

The executive office delivers a sophisticated workspace with elevated finishes, natural light, and generous proportions ideal for both productivity and executive-level entertaining. Features include:

- Floor-to-ceiling designer paint treatment
  - Enhanced crown molding
  - Custom Roman shades
  - Oversized windows overlooking front drive
  - TV pre-wiring
  - Recessed lighting
  - Large functional workspace layout
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### CREATIVE STUDIO + LIBRARY SUITE

A truly one-of-a-kind designer feature within the residence, the Creative Studio and Library Suite was thoughtfully designed to inspire creativity, productivity, and elevated everyday living. Connected by a striking wrought iron spiral staircase, the dual-level space blends custom craftsmanship with architectural character, offering exceptional flexibility for use as a studio, executive workspace, homeschool suite, library, lounge, or private retreat.

#### FIRST FLOOR CREATIVE STUDIO

The first-floor studio space was designed with both functionality and luxury in mind, featuring extensive built-in storage, designer finishes, and adaptable workspaces ideal for creative projects, organization, or executive-level productivity.

Features include:

- Wrought iron spiral staircase connecting both levels
- Built-in desk with upper and lower custom cabinetry
- Under-cabinet lighting throughout workspace areas
- Large movable custom worktable with integrated storage drawers
- Floor-to-ceiling custom cabinetry and storage wall
- Pullout drawers and open cubby organization systems
- Built-in wrapping paper storage feature
- Custom Roman shades
- Crown molding and recessed lighting throughout
- Highly flexible use for studio, homeschool, craft room, office, or lounge space

#### SECOND FLOOR LIBRARY

The upper-level library introduces a dramatic moody aesthetic with custom black built-ins, statement lighting, and elevated architectural detailing, creating an intimate and visually striking retreat overlooking the lower-level studio.

Features include:

- Floor-to-ceiling wall-to-wall custom black bookshelves
  - Moody designer aesthetic with dramatic finishes
  - Statement chandelier
  - Custom Roman shades
  - Crown molding throughout
  - Visual connection to lower-level studio via spiral staircase
  - Large feature window providing abundant natural light
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### GUEST SUITE (DOWNSTAIRS)

The downstairs guest suite offers privacy, comfort, and elevated finishes ideal for long-term guests or multigenerational living.

Features include:

- Oversized bedroom suite with ensuite bathroom
  - Walk-in closet
  - Crown molding throughout
  - Custom shades
  - Ceiling fan
  - TV pre-wiring
  - Dedicated oversized under-stair storage/flex/play area with lighting
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### POWDER BATH

Designed with dramatic designer detailing, the powder bath introduces elevated finishes and statement materials in a sophisticated jewel-box setting.

Features include:

- Full custom wallpaper installation
  - Floating custom vanity
  - Marble countertop
  - Full-height mirror extending to ceiling
  - Marble and gold designer sconces
  - Gold fixture and outlet finishes throughout
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### UPSTAIRS BEDROOM SUITES

Each upstairs bedroom suite was thoughtfully designed with custom built-ins, upgraded storage, and designer finishes that elevate each space far beyond traditional secondary bedrooms.

#### BEDROOM SUITE 2

Approx. 12' x 14'

- Wood flooring throughout
- Built-in window bench with four storage drawers
- Custom shelving and cabinetry surrounding windows
- Oversized windows with Roman shades
- Ceiling fan
- Ensuite bathroom
- Walk-in closet with upgraded lighting and storage

#### BEDROOM SUITE 3

Approx. 13' x 14'

- Wood flooring throughout
- Built-in window bench with storage drawers
- Built-in shelving and cabinetry surrounding windows
- Oversized windows with Roman shades
- Ceiling fan
- Ensuite bathroom
- Walk-in closet with upgraded storage and lighting

#### BEDROOM SUITE 4

Approx. 13' x 13'

- Wood flooring throughout
  - Built-in window bench with storage drawers
  - Built-in shelving and cabinetry surrounding windows
  - Oversized windows with Roman shades
  - Ceiling fan
  - Ensuite bathroom
  - Walk-in closet with upgraded storage and lighting
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### UPSTAIRS HALLWAY + LANDING

The upper-level landing was intentionally designed with exceptional width and openness, creating dramatic sightlines overlooking the foyer and staircase while maximizing natural light throughout the second level.

Features include:

- Extra-wide upstairs hallway approximately six feet wide
  - Open-to-below architectural design
  - Views overlooking foyer chandeliers and staircase feature
  - Significant natural light throughout upper level
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### UPSTAIRS GAME ROOM / TV ROOM (Approx. 22' x 21')

A spacious upstairs flex space designed for entertainment, lounging, gaming, or additional media functionality.

Features include:

- Oversized windows with custom Roman shades
  - Ceiling fan
  - Recessed lighting throughout
  - TV pre-wiring
  - Security camera wiring installed
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### DOWNSTAIRS GAME / LOUNGE ROOM

This versatile entertaining space was designed to function as a luxury lounge, game room, secondary living area, or future bar space with direct access to outdoor entertaining areas.

Features include:

- Direct patio access
  - Oversized ceiling fan
  - Custom Roman shades
  - TV pre-wiring
  - Extensive floor-to-ceiling custom cabinetry wall
  - Gray marble countertops
  - Pullout drawer storage systems
  - Flexible entertaining and lounge configuration
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### MOVIE THEATER / MEDIA ROOM (Approx. 14' x 20')

Designed as a true cinematic retreat, the dedicated theater room combines dramatic designer finishes with integrated entertainment infrastructure for an immersive viewing experience.

Features include:

- Black pocket doors
  - Color-drenched dark designer finish
  - Carpet flooring for comfort and acoustics
  - Built-in black cabinetry with custom hardware
  - Fantasy Zebra marble countertops
  - Upper and lower cabinetry storage
  - Surround sound pre-wiring
  - Projector pre-wiring
  - Decorative wall sconces
  - Ceiling fan
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### EXTERIOR + LANDSCAPING FEATURES

The exterior architecture delivers an unforgettable first impression through a bold combination of black brick, marbled white and gray stone, dramatic trim detailing, and an estate-inspired rotunda entry design. Towering approximately 25-foot entry ceilings and castle-inspired solid wood front doors create a striking sense of arrival, while the long private drive enhances both grandeur and privacy.

Additional exterior highlights include:

- Premium brick and stone construction
  - Rotunda architectural feature creating dramatic curb appeal
  - Solid wood double front doors with speakeasy detailing
  - Approximately 25-foot vaulted entry ceilings
  - Circle driveway with extended parking and private approach
  - Oversized covered patio designed for entertaining
  - Cleared and highly usable backyard space
  - Mature trees providing extensive shade and privacy
  - Double-sided stained privacy fencing
  - Professionally designed landscaping with flower beds, decorative boulders, flagstone features, and stone enhancements
  - Full sprinkler system servicing front and rear yard
  - French drains installed
  - River rock drainage and water diversion system
  - Commercial-grade roof drainage system
  - Septic erosion protection improvements completed
  - Exterior soffit lighting surrounding entire home
  - Exterior flood lighting installed
  - Automatic dusk-to-dawn lantern lighting on front pillars
  - Holiday lighting outlets installed throughout exterior
  - Outdoor kitchen rough-ins already installed for gas, water, and drainage
  - Private water well and septic system
  - Whole-home Generac generator
  - Professionally screened utility areas for aesthetics and privacy
  - Gutters installed throughout
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### OUTDOOR LIVING FEATURES

Designed for elevated indoor-outdoor entertaining, the expansive covered patio serves as a true extension of the home's luxury living spaces. Rich architectural detailing, entertainment infrastructure, and generous proportions create an ideal environment for gatherings of every scale.

Features include:

- Approx. 18' x 43' covered patio/rear porch
  - Custom coffered-style wood ceiling treatment painted black
  - Outdoor ceiling fans installed
  - Outdoor entertainment wall with TV pre-wiring
  - Raised exterior hearth mirroring the interior fireplace
  - Patio pre-wired for speakers
  - Full pool bathroom accessible from both patio and interior
  - Multiple seating, lounge, and dining configuration possibilities
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### ENTRY + FOYER

The grand foyer creates an immediate architectural statement with soaring ceilings, custom lighting, and dramatic sightlines extending directly through the living room to the backyard beyond.

Highlights include:

- Approximately 25-foot open-to-second-floor foyer ceilings
  - Crystal wrought iron chandelier
  - Multi-tier chandelier within staircase rotunda
  - Spiral staircase with integrated stair lighting
  - Oversized staircase windows with motorized shades
  - Mid-level landing with custom built-in cabinetry and seating area
  - Open-concept architectural design maximizing natural light and flow
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## GARAGE FEATURES

The oversized three-car garage configuration offers both luxury functionality and exceptional flexibility for vehicle storage, fitness, workshop use, or hobby space.

Features include:

- Separate third-car bay configuration
  - Epoxy flooring in black, white, and gray finish
  - Third bay ideal for luxury vehicle storage, gym conversion, workshop, or hobby space
  - Pre-wired for sound system installation
  - Elevated outlet placement for future TV, fan, or equipment installation
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## SMART HOME + TECHNOLOGY

The residence incorporates extensive commercial-grade smart-home infrastructure and advanced networking capabilities designed to support modern luxury living.

Features include:

- Dedicated IT and networking closet
  - 48-port POE switch
  - 5-gig commercial-grade router
  - Five in-ceiling WiFi access points
  - WiFi 6/7 capability
  - Exterior access point already purchased and compatible
  - Six pre-wired POE security camera locations
  - Google Nest smart thermostats throughout home
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## MECHANICAL + EFFICIENCY

Beyond its luxury finishes, the property was engineered with long-term efficiency, comfort, and reliability in mind through extensive mechanical upgrades and infrastructure enhancements.

Features include:

- Whole-home spray foam insulation
  - Three HVAC systems
  - Two 3-ton HVAC units
  - One 2-ton upstairs HVAC unit
  - Two tankless water heaters
  - Whole-home Generac generator coverage
  - Climate-controlled attic conditions due to insulation efficiency
  - Four oversized attic storage areas
  - Entire home, appliances, systems, and mechanical components currently under warranty
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