

Welcome Home to 40410 Rolling Forest Drive. Magnolia. TX 77354

A property with literally every custom feature you never knew you needed!

The Property

1.02 +/- Acre Corner Lot (44,645 SF Per Appraisal District)
Over 2,550 SF of Living Space (Per Seller)
Restricted Neighborhood of Rolling Forest
Montgomery County, Magnolia ISD
Low HOA Dues
Tax Rate of Only 1.5808 – No MUD Taxes
Beautifully Wooded & Landscaped
Fenced Backyard
French Drains
Aerobic Septic System
Community Water Well Unique to Rolling Forest
500-Gallon Privately Owned Propane Tank Servicing the Pool & Generator
Rented Propane Tank Servicing Main House
8-Zone Sprinkler System (Manual Sprinkler System for East Yard)
Concrete Driveway & Parking with Additional Gravel Parking

The Construction of the Main House

Morton Builders Metal Building
Metal Roof Supplemented with R-49
No Load Bearing Walls
2,196 +/- SF Living Area (Per Seller Based on Original Home Plus Converted Garage Area)
Propane Furnace
Two Propane Water Heaters in Main House (Newest Added 2022)
Exterior Propane Connection Located Near Kitchen of Main House
7" of Batted Insulation in All Exterior Walls
Exterior Walls Run on 24" Horizontal Studs
Interior Walls Run on 16" Vertical Studs
Two In-Duct Fans to Move Air to Main Primary Addition
Main Primary Addition/Reno Completed 2022
Generac 22K Whole Home Generator with Privately Owned Propane Tank
Terminex Protection with Bait Stations (Serviced Quarterly)
HVAC Replaced Inside & Out in 2022 – 18 SEER/5-Ton

The Interior Finishes

Designer Touches Throughout
No Carpet
Waterproof LVP Flooring Through-out Living Areas
Upgraded Tile in Main Primary Suite
Tile in Secondary Bathrooms
Generously Sized Bedrooms
Two Primary Suites
Split Floorplan

The Kitchen

Tastefully Renovated in 2025
Eat-in Kitchen
Walk-in Pantry
Huge Island with Storage
Custom Built & Framed, Charcoal Vent Hood
Installed New Samsung Bespoke Series Appliances in 2025
Quartz & Butcher Block Countertops
Natural Brick Paver Backsplash
Custom Site-Built Cabinetry
Storage Drawers Hidden Inside Some Lower Cabinets
Glass Front Display Cabinetry
Ship Lap & Custom Woodwork

The Main Primary Suite

Reno/Addition Completed in 2022
Private Entry off Kitchen Area
Oversized 23X19 Bedroom
Designer Rustic Tile Flooring
Private En Suite
Designer Leather Granite Countertops (Sealed)
Dual Sinks
Custom Site-Built Cabinetry & Storage
SW Iron Ore (Black) Ship Lap
Custom Chandelier
Designer Tile Surrounding Custom Shower
7 Ft Soaker Tub
Spacious Closet with Custom Built-ins

The Living Room

13ft Ceilings
Designer SW Iron Ore Paint & Accent Colors
Spacious Living Area

The Study

Private Space with French Doors off Living Room
Wall of Built-in Shelving
Versatile Private Space
Optional Uses - Home School, Hobby Room, Work-out Room or Additional Guest Space

The Remaining Main House

Laundry Room Behind Barn Doors
2nd Primary Suite with Private En Suite Featuring Oversized Shower & Closet
Guest Bath with Tub/Shower Combo
Guest Bedroom

The Outdoor Living Space

16X37 Covered Back Patio with Fans & Electrical for TV
Space for an Outdoor Kitchen (with Gas Connection)
Space for Oversized Outdoor Furniture & Farmhouse Table
Covered Backdoor Entry
Rot Iron Cross Fenced Area for Pets or Children

The Backyard Resort

Chlorine Pool & Hot Tub Constructed in 2022
Tanning Ledge
Water Feature
Custom Lighting
Expansive Decking
Currently Serviced for \$200/Month

The Quarters/Apartment Area

Covered Patio Entrance with Space for Outdoor Furniture
360 +/- SF for Guests or Pool House
Living/Sleeping Area
Space for Small Dining Table
Kitchenette with Cabinetry & Sink Offers Room for Small Fridge & Countertop Cooking
Full Bath with Shower & New Vanity with Sink
Private Entry to Workshop

The Workshop

53X30 Custom Workshop with Quarters/Apartment Area
Two Garage Doors
Divided Workshop Space
2nd Story Storage with Railed Catwalk
Grand Wooden Staircase to Upstairs Storage
Hoist for Moving Heavy Items

The Carport/RV Space

RV Cover Measures 47 Ft Long X 18 Ft Wide X 16 Ft Tall
Built to House an Oversized 5th Wheel RV with Room for Open Slides
Full Hook-ups
Septic System Clean-Out
Located Near Privately Owned Propane Tank & Generac 22K Generator

Must see to appreciate all this amazing move-in ready property has to offer!