



MOCK RANCHES
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HOUSTON

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REALTY
KELLERWILLIAMS.

36111 POST OAK CIRCLE, MAGNOLIA, TX, 77355
MONTGOMERY COUNTY

7± ACRES | \$1,200,000



MAGNOLIA, TX

LISTED BY: CLAYTON JONES
THE MOCK RANCHES GROUP-HOUSTON

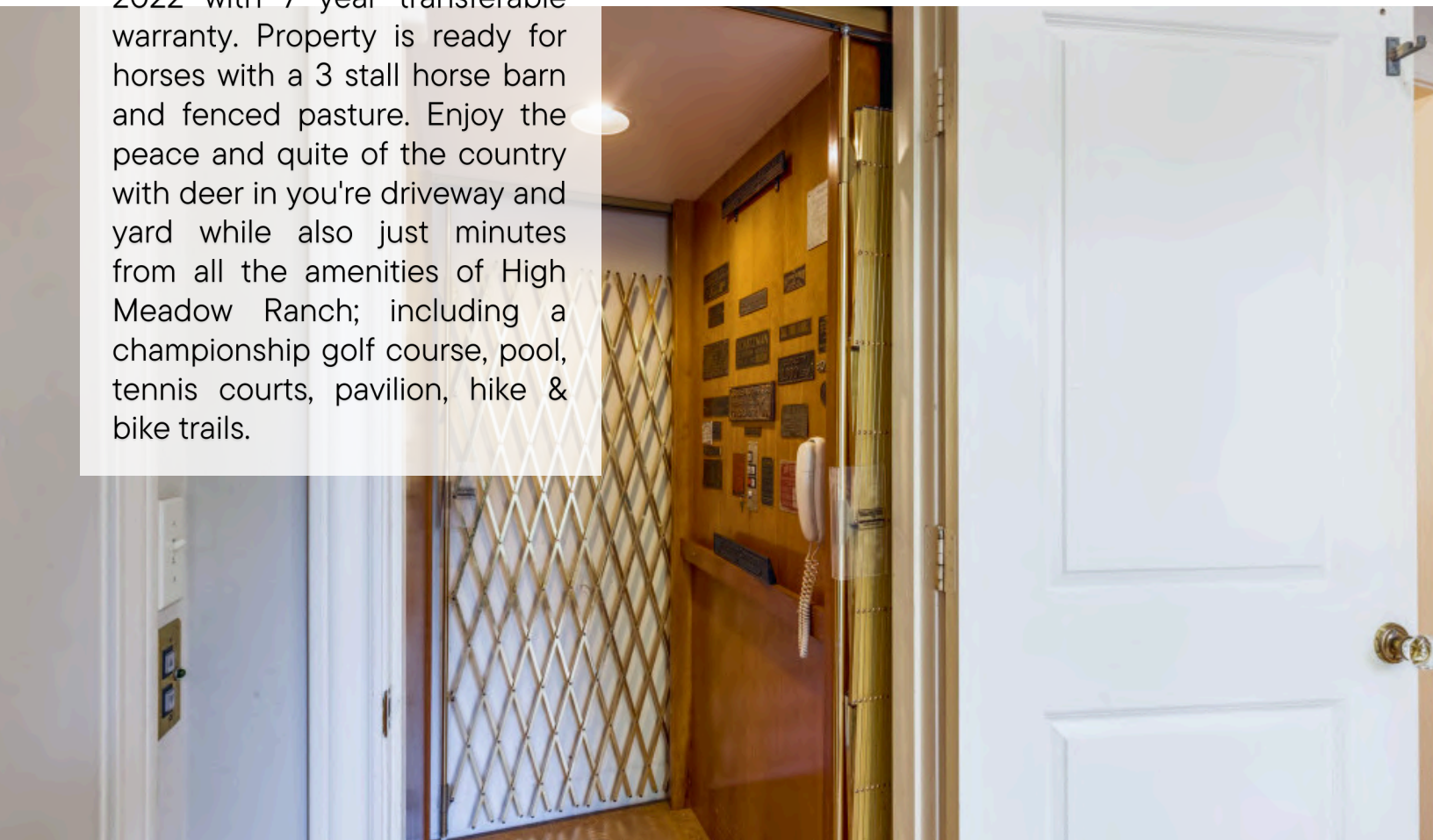


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PROPERTY DESCRIPTION.

Great opportunity to have 7.5 wooded secluded acres in High Meadow Ranch. Beautiful custom Victorian Farmhouse style home with 3 bedrooms, 2.5 bathrooms with a large flex/game room and an ELEVATOR. Roof replaced April 2022 with 7 year transferable warranty. Property is ready for horses with a 3 stall horse barn and fenced pasture. Enjoy the peace and quite of the country with deer in you're driveway and yard while also just minutes from all the amenities of High Meadow Ranch; including a championship golf course, pool, tennis courts, pavilion, hike & bike trails.



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MONTGOMERY COUNTY



PROPERTY OVERVIEW

Single-Family (Victorian Farmhouse)
4,939 SqFt Living Area • 7.5 Acres Lot size
3 bd, 2 ½ ba • 2001 year built
2-car attached garage
3-stall horse barn • Fenced pasture



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INTERIOR FEATURES

This home features wood flooring throughout, a spacious living area with a wood-burning fireplace, and an open-concept kitchen with a large island and pantry. The home includes a formal dining room, a sunroom, and a game room. The primary suite offers an ensuite with a soaking tub, separate shower, and walk-in closet. Additional highlights include an elevator for accessibility and a dedicated home office



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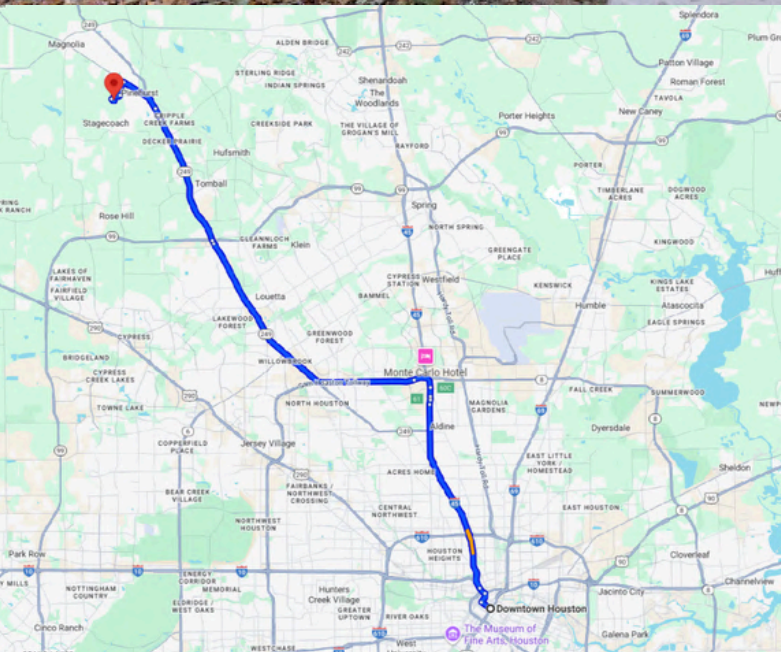
MONTGOMERY COUNTY



EXTERIOR FEATURES

Situated on 7.5 secluded acres, this Victorian Farmhouse offers a 2-car attached garage, a 3-stall horse barn, and a fenced pasture. The wrap-around porch provides stunning wooded views, while the property welcomes wildlife such as deer. The roof was replaced in 2022 with a 7-year transferable warranty. Residents can enjoy community amenities, including a golf course, pool, tennis courts, and scenic trails.





DRIVING DIRECTION.

From Downtown Houston, take 249 North, exit FM 1774, drive approx 2.5 miles and turn left onto High Meadow Ranch Drive, turn right after approx 1 mile onto Post Oak Circle Drive. Driveway is .5 miles on the left. Turn onto gravel driveway and follow for .2 miles until you arrive at 3611 Post Oak Circle.



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 GLOBAL LAND MARKETING



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