

13547 SHEPARD HILL RD, WILLIS, TX 77318

12 ACRES | MONTGOMERY COUNTY



PROPERTY BROCHURE



**RANCH
CONNECTION**

EST. 1984

13547 SHEPARD HILL RD, WILLIS, TX 77318

LOT SIZE: 12 Acres

BUILDING SIZE: Main House: 4,154 sq. ft. (3 bedroom, 3.5 baths)
Cottage: 780 sq. ft. (1 bedroom, 1.5 baths)

DESCRIPTION:

Say hello to 12 acres of tranquility in beautiful Montgomery County, near Lake Conroe. The owners of this lovely property took their time as they carefully planned their vision for their estate. The main house was painstakingly detailed not just for aesthetic beauty but for efficiency as well. Details such as window placement, how the light plays through the house, and natural airflow. When you step inside, you can feel that this house is "one of a kind".

The home was designed with a spacious entry, large living area with windows to capture the views, three bedrooms, three and one-half baths, spacious utility, pantry, closets and storage areas. The house is graced with a screened porch which overlooks the pasture and woods below. Fireplaces create ambience in the living area and on the porch, the home is truly a sanctuary. There are so many special details.

In addition to the main house, there is a modern one bedroom, one and a half bath cottage with the same crafted cabinetry as the main house. Flooring is wood-grain waterproof vinyl throughout. The custom cabinets and drawers in the kitchen offer an organized space for everything. The bedroom is spacious with a king-size bed flanked by floating nightstands. A laundry room is located immediately off the bedroom and bathroom. The bathroom has a walk-in glass shower, bamboo walls, and ample storage. A custom Murphy bunkbed off the living area offers additional sleeping. The cottage opens to a front porch decked with rocking chairs and overlooking the land below. Gorgeous landscaping of both dwellings creates human and wildlife havens.

A 24' x 48' storage building houses the water well along with two other spaces that can be utilized in a variety of ways. An additional 12' x 24' shed is adjacent by a covered alley. This all opens to the expansive pasture and woods below. Water and electricity are strategically placed on the property and individually metered.

A 31' x 35' equipment garage with two electric garage doors and a third manual offers space for tractor, mower and a farm truck. Behind this building is a covered porch currently utilized for wood storage.

The lay of the land is beautiful with lush grasses and a wide variety of hardwoods. Several of the trees must be centuries old. The landscaping has all been recently updated to provide years of beauty. This property was designed to allow entertainment of family and friends as the flow from indoors to outdoors is seamless via the ample porch. This also opens opportunities as a venue or corporate retreat. The overall beauty of this land would be pleasing to the most discerning eye.

As a side note: The sellers will entertain selling +/- 10 acres with the cottage and outbuilding.

Lake Conroe and a public marina are literally 5 minutes away and offers boat storage as well as a café and several rentals. The whole area is nicely wooded. Shepard Hill Rd is a pretty drive from I-45 or from Calvary Rd. The location offers quick access to shopping and schools in Willis. Conroe, The Woodlands, Houston and Montgomery are "just down the road". The entire region is blossoming with new homes, retail businesses and opportunities.

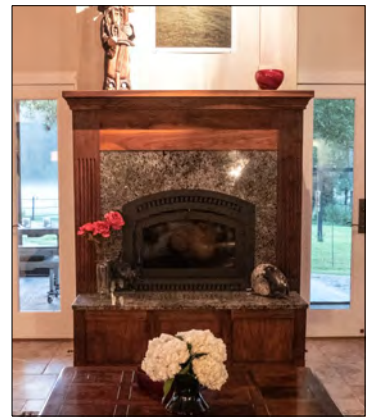
CONSTRUCTION:

- Bedroom one and the two-story side of house, including garage, is constructed of Nudura Insulated Concrete Forms
- The office, living room and kitchen area are traditional wood construction
- The entire house is foam insulated and considered a sealed home
- All Marvin Windows with wood interior/fiber glass exterior
- The roof is hurricane strapped



DETAILED FINISHES:

- Front door custom built of mahogany and has a spring-loaded mechanism to close
- Majority of house has cathedral ceilings up to 24' tall and several with wood ceilings stained lightly white; the rest are drywalled
- Granite counters in kitchen, laundry room, living room plus misc. windowsills and fireplaces
- Majority of cabinetry is walnut
- Stair treads are walnut
- All bathroom fixtures and plumbing are Kohler, (except half bath sink), with comfort height toilets



KITCHEN AMENITIES:

- Can accommodate a 10 ft table and chairs at windowed space
- Porcelain tile floors
- Large, L-shaped granite counter
- Viking gas cooktop:
 - 6 burners
 - 2 griddle cooktop
 - 66" exhaust hood with external fan motor
 - backsplash made of safety glass
- Double deep Franke stainless steel sink with RO for Franke faucet and dishwasher
- At window counter, single wide deep Franke sink and dishwasher
- GE microwave convection oven
- GE single/double oven and warming drawer (in cabinet next to refrigerator)
- Center of kitchen is a 4 ft² island on wheels with 3 outlets
- China cabinet leads to passageway by floor-to-ceiling bookshelves, which divides the kitchen from the living room space.

IMPROVEMENTS - MAIN HOUSE, cont'd.

LIVING ROOM AMENITIES:

- 23' x 23' space
- Porcelain tile floors
- Wood burning Fireplace Xtrordinair
- Custom return air vents along cathedral ceiling
- Wired for future sound system with cable hub
- French doors which open to screened porch
- Wet Bar:
 - beverage cooler
 - wine cooler
 - ice maker
 - hammered steel sink
 - RO for ice maker, faucet
 - cabinets for storage



MASTER BEDROOM AMENITIES:

- Bamboo floors
- Hurricane-rated windows, shutters and black-out drapes
- Gas Caliber direct vent gas fireplace (heatilator) with remote
- Wall-mounted bedside cabinets



MASTER BATH/CLOSET AMENITIES:

- Bamboo floors (except in wet space)
- Separate water closet
- Two Kohler enameled cast iron sinks
- Cabinets for storage
- Two wall units of shelves and drawers, shoe storage and a wall of hanging rods up to 9' tall
- Separate wet space:
 - pebbled floors
 - 4' x 8' zero-threshold shower with steam unit
 - glass door topped by transom
 - warming towel rack
 - soaking tub lit by chandelier, surrounded by bamboo walls

UPSTAIRS SUITE AMENITIES:

- Wood floors
- Bedroom 2 has walk-in closet and shower in bath with porcelain tile
- Bedroom 3 has open closet space and tub in bath with ceramic tile
- Both bedrooms have black out curtains, French shades and shutters over shades
- Linen cabinet with central vacuum hose
- Storage room with ample in-house conditioned storage space (and access to AC)

UPSTAIRS SITTING ROOM:

- Wet bar
- Bookshelves
- Work space
- Mini fridge
- Display shelves
- Shuttered windows
- Granite counter

OTHER AMENITIES:

- Small office space with heated floor, wood shutters on window, key locking door and attic access
- Bonus room/exercise room with bamboo floors, shuttered windows, storage cabinet and closet under stairs
- Attached garage (insulated) with two electric garage doors

LAUNDRY ROOM AMENITIES:

- Washer and gas dryer
- Double sink with granite countertops
- Wall ironing system
- Clothes drying racks
- Clothes hanging rack
- Storage cabinets
- Closet (which houses ac/water manifold, cable and security systems)

IMPROVEMENTS - MAIN HOUSE, cont'd.

OUTDOOR SPACES:

- Wrap-around screened porch (access off French Doors in Living Room) with wood-burning fireplace and Sunbrella fabric shade and privacy curtains
- Back porch:
 - doors into garage, laundry and pantry
 - concrete and gravel surfaces
 - covered by 3 Shade Sails
 - screened in space for cats
 - two hot water heaters
 - propane main, water main and A/C
- Sprinkler system covering 1.5+ acres installed 2022



WATER:

- Manifold water system (main panel in laundry closet)
- Two piggybacked Rinnai on-demand water heaters (propane)

ELECTRICAL:

- ACs use The Unico System and inside units are located on floor levels - 3 ½ ton AC downstairs in laundry room closet and 2 ton AC upstairs in storage room; neither are in attic spaces. (Upstairs installed 2015, downstairs replaced 2015).
- 200 amp service, split for what is supplied by generator and what is not. (Propane supply will not support extended power loss for whole house demand.)
- Generac generator located at street side of garage.
- In-house vacuum system with 3 hoses: two kick plates downstairs and one hose upstairs; (bagless tank located in garage)
- Kitchen, living room and entry feature LED lights
- Wet bathrooms have exhaust/heater systems on dedicated timers; half bath has exhaust fan on timer.
- Ceiling fans throughout home.
- Wired for security

GAS:

- 500 gallon propane tank buried on the south side of the house

PLUMBING:

- Three septic tanks buried on the south side of the house (septic system converted to traditional in 2015), plus a 15 inch drain pipe.





AMENITIES:

- Electric fireplace in living room with heater fan
- Built-in murphy bunk beds in living room
- Bedroom amenities:
 - built-in California King platform bed with storage beneath
 - built-in hanging night tables with light controls and outlets
 - black-out curtains and shutters
- Main Bath amenities
 - comfort height toilet
 - walk in shower
 - bamboo walls
 - exhaust fan/heater with timer
- Laundry Room/Closet amenities
 - gas dryer
 - drying rack
 - shelves and hanging rods at various heights
 - motion/humidity sensor exhaust fan
- Half bath is sound-insulated with motion/humidity sensor exhaust fan
- Outlets have USB ports
- Cable wired
- Central vacuum system with bagged container
- Attached two car carport (insulated ceiling) with metal roof

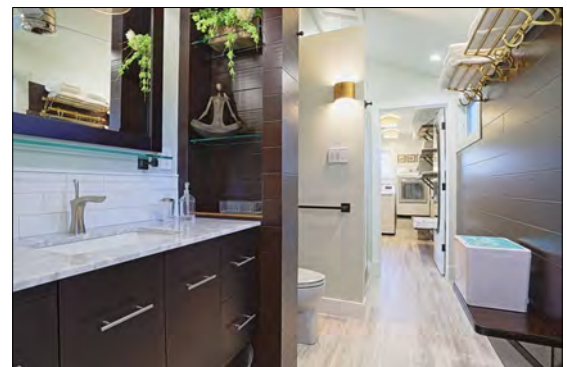


CONSTRUCTION:

- Foamed insulation
- All Marvin windows with wood interior/fiberglass exterior

UTILITIES:

- 200 amp service to support lots of outdoor activities as well as cottage.
- 1 1/2 ton AC unit
- Portable generator wiring at electric panel.
- 120 gal upright propane tank
- Gas Rinnai on-demand water heater
- Gas house heat
- Septic system (new in 2015, not used until 2020) located in front
- Clean out by bedroom window garden area.



OTHER IMPROVEMENTS



WORKSHOP - AMENITIES:

- Main building - new roof in 2022
- 24' x 24' shop with 1 window AC
- Storage room with well holding tank and commercial size water softener, which is connected to ALL water, hot and cold, for inside of house and cottage
- Covered breezeway
- 100 amp service with portable generator wiring to run water well

DETACHED GARAGE - AMENITIES:

- BUILT 2016
- Located on .384 acres just south of house driveway
- 100 amp service
- Two electric garage doors and one manual
- Extra deep stalls, three wide with open wood ceiling
- Covered porch in back for firewood storage
- Rock driveway (completed 2021) with 16 ft gate



PROPERTY MAP



LOCATION:

Easy access off of I-45, exit Shepard Hill Rd,
North of Willis, TX.
(Viewings by appointment only.)

LISTING AGENT:

CYNTHIA INMAN

BROKER | OWNER

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