

THE MIKE SEDER GROUP
REAL ESTATE

EXP REALTY | LUXURY

FEATURE & UPGRADE PORTFOLIO

30607 KILKENNY DRIVE

MAGNOLIA, TEXAS 77354

30607KILKENNY.COM

A custom estate built without shortcuts — solid wood throughout, a climate-controlled wine room, a resort pool by Marquise Pools, and a private sports facility with a climate-controlled six-car garage and a regulation half court.

CRAFTSMANSHIP & INTERIORS



CUSTOM CRAFTSMANSHIP

Custom-designed throughout, no builder-grade finishes

Solid wood construction throughout

Custom millwork and trim throughout

Custom stone work, interior and exterior

Custom-built cabinetry throughout

Custom window surround at the front door

Custom-fabricated railings

Knotty alder 8 ft doors and 9 in baseboards

Solid cedar beams inside and out

Hardwood floors throughout

Custom-made light fixtures

Library walls blocked for heavy art

KITCHEN & ENTERTAINING

Wolf and Sub-Zero appliances throughout

Upgraded granite countertops and faucets

Climate-controlled wine room, holds 450 bottles

Full catering kitchen off the main kitchen

Custom bar and built-in dart board, game room

Dedicated electrical for arcade games

WINDOW TREATMENTS

Custom window treatments throughout

Custom drapery in the primary bedroom

PRIMARY SUITE

Five shower heads in the primary bath

Private patio off the primary bedroom

FITNESS ROOM

220V electrical service set for a sauna



BUILT TO PERFORM

SYSTEMS, GARAGES & SPORTS FACILITY

AUTOMATION & SYSTEMS

Savant whole-home automation system

Two hidden automated 12 ft glass doors

Standby generators: 60kW house, 20kW facility

Four underground propane tanks, 2,000 gal each

Custom automated patio screens

Central vacuum, house and sports facility

Conduit run for a future solar system

Spray foam insulation throughout

Sound insulation at AC units, game room, primary

Whole-property mosquito misting system

GARAGES & FLEX SPACE

Oversized garage doors

Custom epoxy-coated garage floors

Golf cart garage attached to the house garage

Climate-controlled storage closet off the garage

Flex space off the garage, climate controlled

Electric vehicle outlets

SPORTS FACILITY

Regulation basketball half court, professionally installed

Climate-controlled six-car garage

Half bath in the facility

Plumbed for an apartment or guest quarters

OUTSIDE

POOL, PATIOS & GROUNDS

POOL & WATER FEATURES

Custom pool designed and built by Marquise Pools — waterfalls, slide, fire pit and fire features; 10.5 ft deep lower pool, 4–6.5 ft upper pool

Irrigated fountain in the pond

Bonfire pit with stone seating wall

Pool house with climate-controlled bathroom and storage

Built-in heaters on both patios

LANDSCAPE & SITE WORK

Custom landscape design and lighting across the entire acreage by Marquise Pools

Custom automated gates at the driveway

Zoysia sod surrounding the house

Underground drainage system, no standing water

ITEMIZED UPGRADE TOTAL

Owner-supplied costs for the upgrades listed

\$1,070,500

NON-REALTY ITEMS, AVAILABLE FOR NEGOTIATION

Christmas decor, custom designed for the home

Refrigerator in the pool house storage

Sauna

Work benches

Custom entry way onyx pieces

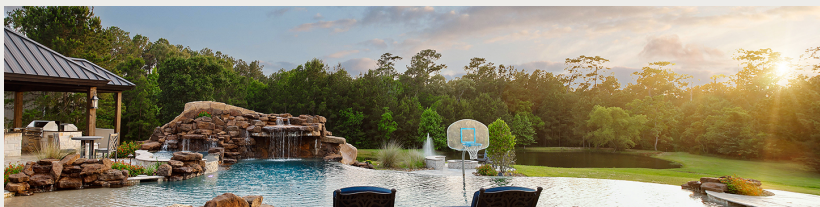
Refrigerator in the sports facility

Patio furniture

Pool tables

Dining table

The items above are non-realty items and do not convey with the property; they may be purchased separately by agreement with the seller. Upgrades and costs supplied by the owner. Not an exhaustive list of improvements to the property.



PRESENTED BY

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