

THE PRIVATE ESTATE ON DICKINSON BAYOU

# 103 Avenue L

*7.60 gated acres · water on three sides · woods or water along the entire border*

OFFERED AT

$3,400,000

DICKINSON, TEXAS 77539 · GALVESTON COUNTY

KELLI OWENS · THE KO REALTY GROUP

NOW ON HAR · MLS# 10665567

A HOUSTON-MARKET ESTATE & PRIVATE COMPOUND

# Seclusion you can measure in acres.

103 Avenue L is the kind of property the Houston market rarely gets to see: 7.60 gated acres on Dickinson Bayou, with water on three sides and woods or water along the entire border. The seclusion is the first thing you notice, and it does not depend on a neighbor's fence line.

Inside the gate sit a main residence, a detached outdoor office and a detached guest suite, arranged around a salt-water pool with a heated spa, a custom slide and grotto, a putting green, a bocce court and an outdoor kitchen. The finish level is custom from the ground up: white oak cabinetry, 8-foot knotty alder doors, a live-edge bar top milled from a tree that grew on this land, and an owner's bath built as a true wet room.

The parts you cannot see were not an afterthought either. Originally built in 2000 and taken to the studs and rebuilt in 2024. Steel beams, 2x6 structural upgrades and plywood behind the interior walls. A metal roof, new in 2024. Five 5-ton high-efficiency A/C units. New porch tile in 2026.

| 7.60 | 3 | 9,800+ | 5 / 7.1 |
|---|---|---|---|
| GATED, PRIVATE ACRES | SIDES ON THE WATER | SQ FT PER SELLER, APPROX. | BEDROOMS / FULL & HALF BATHS |





WHITE OAK, TWO ISLANDS, A TREE FROM THE PROPERTY

# The Kitchen

*The kitchen was designed around how it is actually used, so the storage is specific rather than generous in the abstract. The live-edge bar top, with its waterfall edge, was milled from a tree on the property, and the beams over both kitchen openings came from the same tree.*

- Custom white oak cabinetry with bespoke interiors: a lift cabinet for the KitchenAid stand mixer, mesh-bottom pantry drawers for produce, spice racks, pull-out trash, cookie-sheet organizers, and paper-towel and utensil pull-outs
- Two islands with Blue Calacatta quartz countertops
- Live-edge bar top with waterfall edge and matching beams, all from a tree on the property
- iLVE 48-inch gas/electric range under a commercial-grade vent, with a pot filler
- Panel-ready custom KitchenAid refrigerator, double KitchenAid dishwashers and a drawer microwave
- Large stainless farm sink with a smart faucet, plus two hand-wash and prep sinks
- Coffee station with a cooling drawer for creamer or wine; shake station with a cup rinser and extra-deep drawers
- Reverse-osmosis water at the main sink, coffee station, pot filler and the ice makers in the kitchen and pantry
- Granbury Cream chop natural stone with light pewter grout
- Built-in breakfast nook, hardwood floors, and brick herringbone flooring in the pantry

A TRUE WET ROOM AND A PRIVATE DOOR TO THE POOL

# The Owner's Retreat

*The owner's suite opens directly to the pool through its own door and looks out through panoramic windows. The bath is a true wet room in marble, floor and surround.*

- Four custom beams and panoramic windows
- Electric fireplace that runs as heat, on a timer, or as light only
- Private door to the pool
- True wet room with marble shower surround and marble floor
- Combination water-and-air massage tub with 43 jets, including neck-pillow, back and foot jets
- Shower with a 23-inch ceiling-mounted stainless rain head (rainfall, waterfall and water-spin modes), six body jets, a hand shower on a slide bar and a thermostatic five-function mixer
- Two built-in Bluetooth speakers and 64-color shower lighting on a remote
- Bidet toilet; custom cabinetry in the bath and closet; washer and dryer hookups in the closet
- Hardwood floors

THE WET ROOM, BY THE NUMBERS

| | | |
|---|---|---|
| 43 TUB JETS, WATER & AIR | 23" CEILING RAIN HEAD | 6 SHOWER BODY JETS |
| 64 SHOWER LIGHT COLORS | 2 BLUETOOTH SPEAKERS | 1 PRIVATE DOOR TO THE POOL |







A 25-FOOT CEILING AND A WOOD-BURNING FIREPLACE

# Living & Dining

*The living room rises 25 feet under a pine-paneled ceiling and custom beams, anchored by a wood-burning fireplace with a natural stone mantel. The rooms around it each have a reason to be there.*

- Living room: 25-foot pine-paneled ceiling with custom beams, wood-burning fireplace with natural stone mantel, and a custom built-in
- Formal dining: hardwood floors, dimmable chandelier and can lighting, remote-controlled sconces and a custom mural
- Powder bath: an antique French vanity from Round Top, a Moroccan sink of solid unlacquered brass, bone and resin, and a designer mural
- Family den: hardwood floors, custom cabinetry, a hidden breaker closet and generous storage
- Mudroom: washer and dryer hookups, a dog-wash station, slate floor with drain, “Addison’s Wonderland” wallpaper in blue, and a bench with shoe-storage drawers
- 8-foot knotty alder doors throughout, and keyless entry

THREE ENSUITE SECONDARY BEDROOMS

# Bedrooms

*No secondary bedroom here shares a hall bath. Each one has an ensuite and a walk-in closet, and each one has its own character.*

- Bedroom two: ensuite with open shower, walk-in closet, LED-lit mirror and a remote-controlled LED ceiling fan
- Bedroom three: ensuite with open shower, walk-in closet and a custom mountain mural
- Bedroom four: ensuite wet room with a black clawfoot tub on gold feet, custom tile, walk-in closet and custom built-in bunk beds
- Upstairs office: custom cabinetry, an island, a sink workstation and three built-in desk stations, with LVP flooring that cleans up easily
- Upstairs full bath with shower

DETACHED, EACH WITH ITS OWN BATH

# Outdoor Office & Guest Suite

*Work and guests both have somewhere to go that is not the main house.*

- Outdoor office: ensuite with shower, slate floors, custom beams, French doors, a mini fridge and a router for high-speed internet
- Built-in desk and shelving made from live-edge wood off the property
- Guest suite: ensuite with an accessible-friendly shower, slate floors and French doors
- Keyless entry on both buildings
- Pool bath with slate floor, shower and mudroom bench with storage

THEATER, GAME ROOM, GOLF SIMULATOR

# The Entertainment Wing

*The entertainment rooms are grouped together, which keeps a movie night or a round on the simulator from becoming the whole house's evening.*

- Theater with a built platform for tiered seating, projector and screen included, in-wall surround sound and a dedicated media closet
- Game room with a kitchenette (sink, microwave and refrigerator), large windows overlooking the property, a music room and a large storage closet
- Golf simulator room with turf flooring and TV hookup. The golf simulator system does not convey



SALT WATER, A GROTTO AND A PUTTING GREEN

# Resort Grounds

*The grounds are finished the way the house is. Wraparound porches, retiled in 2026, connect it all, and the landscape is lit for the evening.*

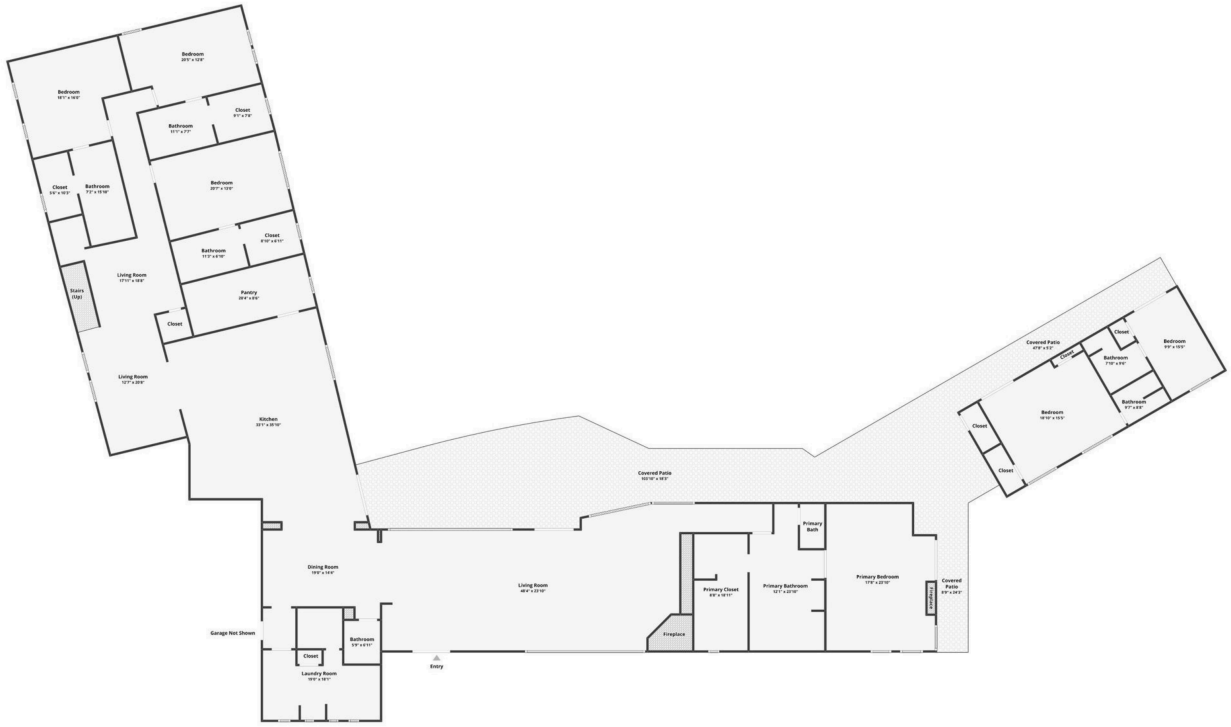
- Salt-water pool with heated spa and a custom slide and grotto, on Pentair pool controls
- Putting green and bocce court
- Outdoor kitchen with space for a grill, smoker and/or griddle, refrigerator, two trash pull-outs, granite countertops, tile backsplash and abundant storage
- Fire pit under café lights
- Wraparound porches with new tile (2026)
- Custom landscape with pathway lighting, uplighting and lighting set into the porch stone
- Hydrawise smart sprinklers and extensive custom drainage grates
- Attached two-vehicle carport with EV charging
- Pump house with a garage door for storage

| Salt-water pool | Heated spa | Slide & grotto | Putting green | Bocce court | Outdoor kitchen |
|---|---|---|---|---|---|

THE LAYOUT

# Floor plans

*approx. 9,800+ sq ft per seller · 5 bedrooms · 7 full and 1 half baths. Plans are illustrative; buyer to verify all measurements.*




FLOOR 1




FLOOR 2

AT A GLANCE

**9,800+**
SQ FT PER SELLER, APPROX.

**5**
BEDROOMS

**7 full / 1 half**
BATHS

**2000 / 2024**
BUILT / REBUILT TO THE STUDS

HAR MLS# 10665567. These plans are for layout only and are not a measured square-footage report.

BUILT FOR THE COAST

# Construction & Systems

*Most of what makes a house last on the Gulf Coast is behind the drywall and above the ceiling. Here is what is behind them.*

- Originally built in 2000; taken to the studs and rebuilt in 2024
- Steel beams and 2x6 structural upgrades
- Plywood on the interior walls
- Metal roof, new in 2024
- Five 5-ton high-efficiency A/C units, each with I-Flow
- FEMA Zone AE; finished floor is 2.0 ft above base flood elevation per elevation certificate
- Septic system
- Well house on the property; see Seller's Disclosure regarding water service
- Reverse-osmosis drinking water in the kitchen
- Gated, controlled-access entry

NAME-BRAND AND APP-CONTROLLED

# Smart Home & Security

*The technology is the dependable kind: name-brand systems you can service anywhere.*

- Ring security system with five cameras and sensors on all doors and windows
- Schlage keyless locks
- Nest control on the A/C
- Pentair pool automation
- Smart faucet at the kitchen sink
- Hydrawise irrigation control

**PLEASE NOTE**

Living area is approx. 9,800+ sq ft per seller (9,865 entered in the MLS). Buyer and buyer's agent should independently verify square footage, room counts and dimensions. Golf simulator system does not convey. Butler's pantry refrigerator and freezer do not convey. Solar panels are damaged; panels, mounts and inverter convey AS-IS. The existing survey does not reflect the pool; buyer to obtain a new survey at buyer's expense. A well house is on the property. See Seller's Disclosure regarding current water service. If 103 is purchased on its own, the seller will place the well in the well house on this parcel.

*Shown by appointment. The gate is closed for a reason; call ahead and it will be open for you.*


## Kelli Owens

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BROKERED BY

## The Sears Group

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103 Avenue L
Dickinson, Texas 77539
Galveston County · Santa Fe ISD
HAR MLS# 10665567

Information is believed reliable but is not guaranteed and should be independently verified. Living area is approx. 9,800+ sq ft per seller; buyer and buyer's agent should independently verify square footage, room counts and dimensions. Golf simulator system does not convey. Butler's pantry refrigerator and freezer do not convey. Solar panels are damaged; panels, mounts and inverter convey AS-IS. Offered by The KO Realty Group, brokered by The Sears Group, TREC #9008344. Equal Housing Opportunity.