

# UPGRADES

& SPECIAL ITEMS TO NOTE:



PROPERTIES  
**JANE BYRD**  
INTERNATIONAL, LLC



22009 HOLLY CREEK TRAIL  
TOMBALL, TX 77377

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OFFERED AT  
**\$1,825,000**

- PLANTATION SHUTTERS THROUGHOUT THE HOUSE
- ROOF (2019)
- CUSTOM BUILT-IN CLOSET IN PRIMARY BEDROOM.
- FRESHLY PAINTED INTERIOR (WHOLE INTERIOR OF THE HOME IN 2021, MANY ROOMS REPAINTED IN 2025)
- SPECIAL ORDER VERSACE WALL PAPER IN DINING ROOM
- 3 VIKING OVENS AND 6 BURNER GAS RANGE COOK-TOP
- CAFE REFRIGERATOR IN KITCHEN
- GRAND CRYSTAL CHANDELIER IN FORMAL GRAND FOYER WITH DOUBLE STAIRCASE
- MEDIA ROOM EQUIPPED WITH PROJECTOR, 100 INCH SCREEN, SURROUND SOUND AND COMFORTABLE SEATING.
- FULLY FURNISHED 2<sup>ND</sup> PRIMARY ROOM FOR GUESTS
- FULLY FURNISHED OFFICE WITH BEAUTIFUL CUSTOM BUILT-INS AND FRENCH DOOR ENTRY
- NEW TANKLESS WATER HEATER
- NEW WATER SOFTENER SYSTEM
- NEW ALARM SYSTEM & CAMERAS (2021)
- FULL POOL RE-MODEL (REPLASTER, NEW TILE, FILTER, WATER HEATER AND STATUES - 2021/2022)
- NEW PERGOLA OVER OUTDOOR KITCHEN (2023)
- NEW BLAZE BBQ GRILL (2023)
- NEW FENCE ACROSS THE ENTIRE BACK OF HOME (2022)
- BACKYARD OASIS WITH LUSH GREENERY INCLUDING 6 PALM TREES
- REMODELED GUEST HOUSE, FULLY FURNISHED
- SPRINKLER SYSTEM UPGRADED
- OUTDOOR SPEAKER SYSTEM
- FULLY FURNISHED OUTDOOR RETREAT INCLUDING 8 PERSON DINING TABLE AND CHAIRS SET, LOUNGE CHAIRS AND SOFA SEATING
- ATTIC SPRAY FOAM (ENTIRE HOME 2020)
- TILE AND WOOD FLOORING THROUGHOUT (2020)
- EXPOXY GARAGE FLOORS
- FIREPLACES IN PRIMARY BEDROOM/BATHROOM, SECONDARY BEDROOM AND FORMAL LIVING ROOM
- GATE MOTOR AND FOUNTAIN
- UPGRADED LIGHTING, CHANDELIERS AND FANS THROUGHOUT HOME

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