

Special Features and Upgrades List

15 Royal King Road, Tomball, TX 77377

- Custom built 1.5 story estate located in popular Willowcreek Ranch subdivision
- Gated entrance into the subdivision
- Home built by Dunn Custom Builders
- 4 bedrooms, 4 full bathrooms, 2 half bathrooms. (Every bedroom has its own ensuite bathroom)
- Appraiser measured home to have 6,470 square feet (living space). Sketch available
- 1.18 acres (51,538 sq ft) premium corner lot with an unrivaled oversized backyard
- Resort style Pebble Tec pool & spa featuring fire bowls, planters, sheer descent waterfalls, fountain, submerged pool bar stools, tanning decks & multi color LED pool lights
- Pool equipment controlled via Screen Logic app
- Outdoor sports court: Basketball court/ Pickleball court
- Playard with playground equipment set on artificial turf
- Two poolside TV's with surround sound
- Bose outdoor speakers throughout backyard
- Pool bathroom (half bath)
- New architecturally designed landscape (over \$100k)
- New Zoysia grass throughout the entire backyard (except playard has artificial turf)
- Over 1,000 square feet of backyard covered patio space with 3 new ceiling fans plus extended patios
- Stained wood ceilings and travertine flooring on back porch
- Sunken outdoor kitchen with built-in 42-inch Sedona natural gas grill, sink, storage, refrigerator and granite prep space. (Also includes new sump pump system)
- 3 New High-efficiency, 2-stage, 20-SEER Trane A/C's and Furnaces (Ages: 3 months, 1 year, & 2 years) (Over \$64k)
- Backyard wood fence (Newly painted in 2025)
- New raised garden beds on the side yard (over \$14k)
- Two types of roofs: Italian tile roof and metal roof (with an abundance of extra tiles left over in the garage)
- Views & sunlit rooms... House designed with wrap around views of the backyard pool & amenities
- Security doorbell with camera plus 7 exterior cameras (Alarm.com and Hik-Connect app)
- Brick and stone exterior elevation with brick paver circular driveway & covered front porch
- Stately exterior coach lanterns, porch & patio lighting, security lights plus recessed under soffit lighting around entire perimeter of home
- Custom solid wood double entry arched doors

- Open concept floor plan with unique architecturally designed ceilings
- New modern lighting
- New interior paint downstairs
- New 2025 luxury Italian flooring in entry, family room, dining room, kitchen, and hallways plus new artisanal tile in laundry room
- Hardwood flooring in both downstairs primary bedrooms, both downstairs studies and den
- Family room with notable floor to ceiling windows/double doors and a wall of custom built-ins that flank the natural stone gas fireplace
- New whole house high performance Savant Home Entertainment System with unparalleled app capabilities (over \$100k)
- Enterprise-grade UniFi networking with 4 strategically positioned wireless access points installed for maximum Wifi coverage
- All TV's convey with sale of property (8 inside and 2 outside TV's)
- Whole home surge protection
- Newly renovated Epicurean kitchen with Quartzite countertops, custom cabinets, 9 ft waterfall island with bar seating, top-tier professional series JennAire appliances: New double ovens (with unique functions) new dishwasher, integrated drawer microwave, new 6-burner gas cooktop, new ventilation hood, and new 48-inch built-in refrigerator
- Walk-in pantry (approximately 9 x 7 ft) with 6 outlets for hidden appliance usage & storage
- Two Primary bedroom suites downstairs
- Primary suite on west end features a 15 ft vaulted, beamed, wood ceiling, new ceiling fan, custom painted accent wall, new remote blackout window coverings, suspended bedside lighting, sitting room plus privacy door from primary bedroom to backyard pool/spa.
- Newly renovated west end primary bathroom with new free standing bathtub, new supersized walk-in shower (featuring 9-ft Italian tile panels), new honed marble mosaic shower floor, new herringbone designed tile flooring, new plumbing fixtures, new mirrors, new modern quartzite vanities, and new lighting. Also has His & Her separate toilet rooms.
- His & Her separate closets with extensive customization
- The second primary suite is located on the east end of the home and features wood floors, new ceiling fan, new window coverings, and customized closet
- His & Her adjacent home offices downstairs (Custom millwork + custom built-ins)
- Temperature controlled wine vault and cigar humidor with new WhisperKOOL temperature and humidity control system to precisely maintain the ideal environment for aging wines
- Home gym highlights scenic views
- Newly remodeled laundry room including new mosaic tile and great storage
- Walk-in wet bar with refrigerator & ice maker opens to the den
- Downstairs media room with ceiling mounted JVC projector, wall mounted 133-inch theatre screen, ceiling/wall/floor speakers and subwoofers
- Built-in speakers throughout home and outdoor patio
- Large gameroom upstairs with wood floors and picture frame windows

- All bedrooms have blackout shades
- Oversized baseboards, crown moldings, and arched entryways
- Two tankless water heaters so you never run out of hot water
- Casement Pella windows
- 3.5 Car Garage with epoxy floors, extensive custom built storage cabinets plus 10 x 5 ft climate controlled storage room
- Solid wood garage doors, garage door openers plus entry code pad
- Drop zone with custom built-ins off the garage
- Two Large walk-in attics for additional storage (plus climatized garage storage)
- Spray foam insulated ceilings in attics
- Newly updated 32-zone irrigation system
- Aerobic septic system
- Located in the heart of the subdivision. Not in the flood zone

- NEIGHBORHOOD AMENITIES:
 - The Lakehouse Lodge - Immaculate views of a 50-acre lake, full kitchen and fitness center. Launch your own kayak or canoe, picnic at the pavilion, take a swim, or fish from the private dock.
 - The Stables - a state-of-the-art equestrian center featuring an outdoor arena, full-size covered area, 24 stalls, 2 full-size wash & groom bays, tack rooms, and 10 miles of riding trails, full service boarding, onsite caretakers & managers
 - Parks and Green Spaces - Family parks, greenbelts, open spaces, hiking & biking trails
 - Bridle Bend Park – Playground, pickleball courts, tennis court and event lawn near The Lodge
 - Visit their website at willowcreekranchtx.com/amenities or find them on Facebook
 - Family events at no cost are hosted throughout the year and for holidays for Willowcreek Residents

ALL INFORMATION AND DETAILS TO BE INDEPENDENTLY VERIFIED