

22607 River Birch Drive – Property Upgrades & Features

Tomball, Texas 77375

Home Improvements

- Exterior painted (2020)
- Wood-grain ceramic tile flooring (2020) – water resistant, scratch resistant, durable for pets/kids, humidity resistant, low maintenance
- Fireplace tile updated (2020)
- Carpet replaced (2022)
- Roof replaced (2023)
- Ceiling fans installed (2023)
- Full A/C replacement (Nov 2024)
- Full ductwork replacement (Jun 2025)
- French drain system installed (Jun 2025)
- RainSoft water softener & filtration system (May 2025)
- Gas log kits installed for both fireplaces
- Interlock kit installed for home generator

Appliances (Approx. 3 Years Old)

- Samsung BeSpoke refrigerator
- Chest freezer
- Garage refrigerator
- Samsung dishwasher
- Samsung washer and dryer

Backyard Features

- 550 sq ft concrete patio extension (Mar 2025)
- Dr. Wellness X6 Hot Tub with lighting & Bluetooth upgrades
- Gazebo installed in concrete
- 350 ft decorative rope lighting
- Fence section replaced (Jun 2025)
- XL Treefrog play swing set
- Rubber mulch play area
- Turf installation
- Lattice fencing with gate

Security System

- ADT monitored security system
- Front exterior camera
- Two alarm panels (upstairs & downstairs)
- Door announcements (front, back, garage)
- Smoke detectors & window alerts
- Google doorbell camera

Upgraded Lighting

- Garage sconces
- Dining room chandelier
- Kitchen track lighting
- Primary bathroom recessed chandelier
- Primary closet chandelier

Window Treatments

- Front of home shutters
- Motorized Roman woven wood shades (2) – living room
- Motorized roller shade – bedroom 2
- Motorized roller shade – bedroom 3
- Wall-to-wall drapery – primary bedroom
- Motorized Roman shades (2) – stairway
- Motorized solar shade – kitchen
- Roman shade – laundry room