

19518 Gladewater Dr.  
Tomball, TX 77375

**Notable Features and Improvements:**

Per the seller....

- The underground electrical conductors are new (2025) and were sized to increase from 100 AMP service to 125 AMP. The electrical service meter enclosure is new (2025), as is the circuit breaker box, which was originally installed outside on the back wall, which was both inconvenient and a safety hazard, hence the circuit breaker box was relocated indoors.
- All cold and hot water distribution plumbing is new (2025) and consists largely of PEX pipe and fittings, as well as Sharkbite fittings and an array of SCH 40 galvanized and brass fittings. Water supply lines to the three hose valve connections are insulated.
- All plugs, switches and covers in the kitchen and second bathroom were installed in 2022; all other plugs, switches and covers are new (2026).
- Two washing machine plugs, water supply and drain connections are provided. Similarly, two dryer connections are provided; two electric and one gas.
- Gas water heater (40 gallon), refrigerator / freezer, dishwasher, trash compactor, garbage disposal, five burner stove, two ovens, one broiler, low profile microwave (vents outside) and pot filler... and a garage door opener with battery backup and two remotes.
- Bathroom exhaust fans are ducted to the outside; not into the attic. The master bathroom exhaust fan is fitted with a light and heater.
- High density porcelain tile throughout.
- All new interior doors, trim and paint. The kitchen cabinets and appliances were installed in 2022, as were the second bathroom tub, shower door, vanity, sink and toilet; all else is new (2025-2026).
- Prevailing HVAC sizing standards dictate 3 ton to 3 1/2 tons for AC and 40,000 to 60,000 Btu for heat in the Houston area, which is woefully inadequate in peak summer temperature and humidity periods, as well as in freezing temperatures in winter. Hence the AC consists of a dual rated 4-5 ton compressor / condenser and dual rated 4-5 ton air handler / evaporator and the furnace is an 80,000 Btu gas unit. The AC efficiency rating is 15.2 SEER2 and the furnace is a 96% efficient. An additional 10" return air duct was installed in the master bedroom to ensure ample cooling and heat when the master bedroom door is closed. All HVAC ducting, refrigerant tubing, air distribution registers and associated electrical wiring is new (2025).

- The kitchen countertops and bathroom vanity tops are engineered Quartz fitted with 6" backsplashes in lieu of the standard 4" backsplashes.
- The kitchen and second bathroom light fixtures were installed in 2022, all other light fixtures were installed in 2026. The two accent lights above the fireplace are intended to always be on, hence power to those two lights can only be energized in the circuit breaker box.
- The fireplace is wood burning, but is fitted with gas logs.
- All exterior facia is new three-stacked (2025), i.e., 1x6 + 1x4 + 1x2. The exterior paint is new (2025).
- There is a simplex electrical box with a blind cover on the North wall of the den. Conduit was installed through the wall and attic to the outside rear wall below the electricity meter. A nylon pull string is inside the conduit to enable pulling fiber optic cable to the den.
- There is a simplex electrical box with a dual 120 VAC plug atop the fireplace mantle for lighting accessories and / or television power.
- All windows are fitted with new blinds (2026) except the half window in the door between the kitchen and patio.
- The exterior gates on both sides of the house are fitted with additional latches that can be operated only from the inside. This is a child / animal safety / security feature that also makes access from the outside more difficult. Owner can negate the latches or install pull cords to enable outside access.