

Features and Upgrades

8615 Haven Woods Way, Tomball, Texas, 77375-2651

Thoughtful Updates

- Built by Gary Pell with a focus on quality craftsmanship and design
- Primary suite renovated in 2016 with marble flooring and granite countertops
- Spa-inspired primary bath featuring frameless glass shower with multi-directional shower heads, dual sinks, and bidet
- Dedicated HVAC system serving the primary suite for enhanced comfort
- Chef's kitchen with gas range and double ovens; ovens replaced December 2023

Exterior & Functional Improvements

- Private acreage with automatic gated driveway offering privacy and exclusivity
- Generator-backed power supporting critical living areas, including the primary suite
- Fencing replaced (2022–2023)
- Garage epoxy flooring completed December 2024

Mechanical & Systems

- Partial home natural gas generator installed
- Three HVAC systems: primary (2016), secondary zones (approx. 2–5 years), Bosch unit (June 2023)
- On-demand hot water system on primary side
- Traditional water heater serving secondary areas
- Roof replaced in 2021 with transferable 10-year labor warranty
- Plumbing updates completed during primary bath remodel and tankless system installation
- Loft plumbing improvements completed
- Electrical system updated during generator installation
- HVAC systems professionally serviced twice per year
- Carpet replaced in select rooms (2023–2024)
- Additional tankless water heater installed in the owner's retreat

**All per seller Note: Always check with the city's Planning and Development Department, as even non-contributing properties may need a certificate of appropriateness for certain renovations.*

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