

18219 Florence Run Lane

Tomball, TX 77377

Thoughtfully Updated Home with Extensive Improvements, Private Outdoor Living, and Premium Systems

Since 2023, this home has received more than \$250,000 in thoughtful upgrades, including major kitchen and bathroom renovations, premium systems, outdoor living enhancements, notable garage updates, and custom finishes throughout.

Top Highlights

- Private backyard with pool, covered patios, greenspace treeline view, and no back-to-back neighbors
- Oversized corner lot on a cul-de-sac street with a large side yard
- Extensive renovations throughout, move-in ready
- Updated HVAC, tankless gas water heater, roof (to be replaced by owner in 2026), surge protection, pool equipment, and security features
- Garage upgraded to a finished, air conditioned flex space for year round comfort
- Zoned to highly acclaimed Tomball ISD with convenient access to 99 and 249

Kitchen

- Completed an ~80% kitchen renovation
- Converted the two-tier island to a single level and installed a quartzite countertop
- Installed a quartzite backsplash
- Installed a modern sink with Kohler faucet, soap dispenser, and flush-mount garbage disposal switch
- Replaced the cooktop with a 5-burner JennAir gas cooktop
- Added lighting and outlets to the upper cabinets
- Installed a built-in 42" x 84" JennAir refrigerator
- Installed a JennAir dishwasher and single oven below the cooktop
- Replaced the garbage disposal
- Added a coffee bar with hidden lower doors and lighted glass upper cabinets
- Upgraded the pantry with wood shelving and lighting
- Installed a microwave drawer
- Installed a custom wood hood over the cooktop
- Retrofitted LED recessed lights and added pendant lights
- Repainted

Primary Bedroom

- Installed teardrop bedside pendant lights
- Added sheer window panels
- Repainted

Primary Bathroom

- Completed a ~90% renovation down to studs/concrete (kept the toilet and vanities)
- Installed a new 48-inch shower with frameless glass, Kohler rainhead, and hand wand
- Installed a freestanding soaking tub with floor-mounted Kohler faucet
- Installed Saltillo (terracotta-style) tile flooring
- Added a linen cabinet
- Added floating shelves
- Added quartz countertops, sinks and faucets
- Retro fitted LED recessed lights and added vanity lights
- Repainted

Primary Closet

- Installed wood flooring to match the rest of the home
- Added built-in cabinetry with drawers and pull-down hanging rods
- Added a built-in shoe rack
- Added a built-in cabinet for the internet router and PoE hub (clean, centralized location for network equipment)
- Retrofitted LED recessed lights
- Repainted

Bedroom 2

- Installed wood flooring to match the rest of the home
- Added structural reinforcement to the ceiling
- Added a custom accent wall
- Added sheer window panels
- Repainted

Bedroom 3

- Installed wood flooring to match the rest of the home
- Added sheer window panels
- Repainted

Bedroom 4

- Installed wood flooring to match the rest of the home
- Added a floating entertainment center (stays with the home)
- Added curtains
- Repainted

Bathroom 2

- Completed a ~90% renovation down to studs/concrete (kept the bathtub and toilet)
- Installed a new tile floor
- Installed a new shower with Kohler fixtures and glass enclosure
- Installed a new vanity with Kohler fixtures
- Added new vanity lights
- Repainted

Bathroom 3

- Completed a ~90% renovation down to studs/concrete (kept the bathtub and toilet)
- Removed the separation between the vanity and shower area
- Installed a new shower with Kohler fixtures and glass enclosure
- Installed a new vanity with Kohler fixtures
- Added new vanity lights
- Repainted

Media Room / Game Room / Flex Room

- Added a floating entertainment center (stays with the home)
- Installed blackout blinds
- Installed a ceiling light with fan kit
- Installed wood flooring to match the rest of the home
- Added two industrial sliding doors
- Repainted

Dining Room

- Added custom accent wall
- Added curtain rods and sheer window panels
- Added a chandelier
- Repainted

Hallway

- Added hallway pendant light to rotunda
- Repainted

Living Room

- Converted the art niche into wood shelving
- Replaced the ceiling fan (propeller style)
- Added curtain rods and curtains
- Repainted

Office

- Added built-in cabinets
- Added a dry-erase board (stays with the home)
- Repainted

Laundry Room

- Added decorative flooring
- Added butcher block countertop
- Added upper cabinets
- Added industrial sliding door
- Added retro LED recessed lights
- Repainted

Garage

- Added air conditioning to the garage with insulated garage doors, an LG high-efficiency mini-split, and blow-in insulation
- Applied an epoxy floor coating
- Added built-in cabinets
- Installed bike racks
- Added LED recessed lights

Systems

- Installed a new Lennox HVAC system with gas furnace, high-efficiency A/C, variable-speed fan, and Lennox iComfort S30 smart Wi-Fi thermostat
- Added tankless gas water heater
- Added ADT security system
- Converted recessed can lights to LED
- Roof tune-up completed in 2025; roof to be replaced by owner in 2026 — see Seller's Disclosure
- Added whole home surge protector

Pool

- Added a wireless controller in 2026 for pool and landscape lighting automation/control
- Replaced the main pump and booster pump
- Replaced the Polaris pool cleaner
- Replaced the pool heater (2026)

Landscaping

- Overhauled backyard landscaping with hardscape and garden beds throughout; HOA Yard of the Month in June 2026
- Added a raised-bed herb garden (on side of house)
- Overhauled the sprinkler system
- Re-sodded the side yard
- Replaced fencing on all sides, including adding a trash bin area and walkway
- Added a landscaping storage shed
- Added landscape lighting in the front and back

Additional Special Features

- Private backyard with greenspace treeline view, plus easy access behind the house to hike/bike trails and fishing along the Cypress Creek trail system
- Backyard covered patio with wood ceiling: covered area 1 is 13' x 21' for seating, and covered area 2 is 11' x 12' for dining. Added three ceiling fans, retrofitted LED recessed lights, sunshades, and natural gas grill plumbing
- Attic is air conditioned and is covered with spray foam insulation
- Oversized lot with backyard pool area plus large side yard
- Corner lot of cul-de-sac street
- Zoned to highly acclaimed Tomball ISD
- Exceptional neighborhood amenities and conveniently located near Hwy 249 and Hwy 99

Items Excluded from Sale but Negotiable

- Added a whole-home water system (excluded from sale; negotiable)
- Added an under-sink reverse osmosis (RO) system (excluded from sale; negotiable)
- Basketball goal in media room (excluded from sale; negotiable)
- Natural gas patio heater (excluded from sale; negotiable)
- Washer and dryer (excluded from sale; negotiable)
- All 4 TV's (excluded from sale; negotiable)
- Primary bedroom headboard (excluded from sale; negotiable)

Note from the Seller: Since purchasing 18219 Florence Run Lane in July 2023, we have completed extensive renovations and upgrades throughout the home. We conservatively estimate more than \$250,000 invested in improvements, with careful attention given to comfort, function, finishes, systems, and outdoor living. The result is a thoughtfully updated home that reflects pride of ownership throughout.