

# 19384 Villa Mesa Drive

Discover Tavola in New Caney with no wait! This stunning 4-bedroom, 2-bath home boasts a spacious, open-concept design with stylish modern finishes. Enjoy hard flooring throughout the main living spaces, soaring ceilings, and a chef-inspired kitchen with granite countertops, custom cabinets, stainless steel appliances, and a gas range. The oversized primary suite offers a private retreat with dual sinks, a walk-in shower, soaking tub, and a generous walk-in closet. Secondary bedrooms are roomy and offer plenty of storage. The backyard is perfect for summer BBQs or relaxing evenings. Don't miss out—book your private tour today before it's gone!

## **Why settle for a "base model" when you can own a finished sanctuary?**

Located in the premier original section of Tavola East, 19384 Villa Mesa Drive is the definition of "Better Than New." While neighboring resales offer standard builder-grade shells, this home has been meticulously upgraded into a private sanctuary designed for long-term security, massive organization, and effortless living.

**UNMATCHED PRIVACY & DESIGN:** Enjoy the ultimate suburban luxury—No Backyard Neighbors. Your property backs up to a private, HOA-managed tree reserve, providing a permanent natural screen. This home is situated in a master-planned community specifically engineered with advanced drainage systems and automatic water-flow management to ensure the neighborhood stays "High and Dry" during heavy Texas downpours.

**MECHANICAL SUPERIORITY:** Move in with total peace of mind. This home features over \$30,000 in professional upgrades that protect your family and your investment:

**Whole-Home Generac Generator:** High-capacity power security that keeps your lights, AC, and appliances running instantly during any grid outage.

**AC Soft-Start Upgrade:** A dedicated longevity upgrade added to the AC unit to reduce electrical strain and extend the life of your cooling system.

**Full Gutter System:** Added to the entire perimeter to protect the foundation and landscaping.

**Whole-Home Water Softener & Full Irrigation:** Pristine water quality at every tap and a full-yard sprinkler system to keep the lawn, bushes, and backyard shade trees (planted 3 years ago) lush year-round.

**ELITE ORGANIZATION & MASSIVE STORAGE:** We've solved the storage struggle common in 1,500 sq. ft. homes with upgrades that make the house feel significantly larger:

**Dual Pantry System:** We have professionally converted the coat closet into a second pantry with custom shelving, doubling your kitchen storage capacity.

**Master Suite Organization:** Custom shelving added to the master closet to maximize efficiency and space.

**Added Attic Flooring:** By adding professional flooring to the attic, we've created a massive amount of stable, usable storage space, effectively adding a whole new level of functionality to the home.

**THE TAVOLA LIFESTYLE:** This isn't just a house; it's a community of incredible neighbors. You're a short walk from miles of scenic wooded trails, multiple parks, the community clubhouse, and a resort-style pool. While you'll love the quiet of the reserve, you are only minutes away from the shopping, dining, and entertainment at Valley Ranch Town Center with quick access to the Grand Parkway (99).

**MOVE-IN READY BONUS:** Looking for a seamless transition? Most furniture is negotiable for a truly "ready-to-live" experience from day one!

Don't buy a project—buy a finished Fortress. Schedule your tour today.