

13303 Spurlin Meadow Dr

Tomball, TX 77377

Recent Upgrades & Improvements

This home has been thoughtfully updated with quality improvements that offer lasting value and immediate enjoyment.

Upgrade	Details
New Roof (2026)	New IKO Class 3 impact resistant roof installed 05/04/26
Patio Roof Extension	16' x 17' patio roof extension with cedar plank soffit and ceiling
Synthetic Turf	SYNLawn SynAugustine artificial turf — Backyard
Landscaping	Professionally landscaped front/backyard
Fire Pit	Custom fire pit — backyard
Outdoor Kitchen	Full outdoor kitchen — backyard
Sonance Sound System	Sonance Patio Series immersive outdoor sound system — backyard
Upgraded Lighting Throughout	New light fixtures throughout the home
New Carpet (2026)	New upgraded carpet in 3 bedrooms — installed 1/27/26
Attic Storage	Secondary attic access and garage decking for added storage

All upgrades completed prior to listing. Buyer to verify all information.