

Features at 20206 Mahogany Bay Ln. Tomball, TX 77377

60' oversized lot, walking distance to the Clubhouse and Parks

Upgrades at build:

- Pre-wired security system
- Pre-wired network cabling in each room centrally located in pantry
- Quartz Throughout
- Under cabinet lighting
- Butler pantry
- Extended patio
- Oversized porch
- Irrigation system
- Gutters
- Tankless Hot Water Tank
- Epoxy garage floor with a 5 foot extension
- LED garage lighting
- 1" Fiberglass insulated PVC wrapped fittings and aluminum jackets to protect from weed eater string: located at main water supply and irrigation backflow
- Walk out attic, extra storage
- Floor outlet with brass cover
- Primary bedroom window seat
- Wood beams in family room
- Cast Stone Fireplace surround
- Upgraded carpet and pad
- 36" 5 burner gas cooktop
- Black door hardware
- Black kitchen and bathroom faucets
- Wrought iron spindles
- Closet and ½ bath added to upstairs game room
- Mud set/tile Primary shower floor

Additional updates to home after purchase:

- Recently updated laundry room with paint, wood wall and additional cabinetry
- Driveway extension
- Outdoor kitchen
- Custom TV cabinet on patio
- Barn doors/accent wall in secondary bedroom
- Ring cameras with window sensors
- Secondary bathroom glass shower doors