

## PROPERTY OVERVIEW

Beautiful two-story home offering nearly 2,800 sq ft with 3 bedrooms, 2.5 bathrooms, and a flexible bonus room perfect for an extra bedroom, home office, gym, or craft room. This open-concept layout is ideal for entertaining and features granite countertops in the kitchen and baths, stainless steel appliances, breakfast bar with split-level island, wine storage, walk-in pantry, updated downstairs half bath, huge upstairs game room, and a spacious primary suite with soaking tub and separate shower. Outside, enjoy the extended covered patio, sophisticated Master Spas Therapool Swim Spa, recent roof, solar screens, whole-home water filtration system, backup generator plug, and hardwired surveillance cameras. Home also features a workshop/storage shed with convenient roll-up door and electric. No backyard neighbors! Low Tax Rate! This home is located in a great neighborhood with easy access to highways, shopping, and hospitals!

## KEY PROPERTY HIGHLIGHTS

- 2,744 SqFt home with 3 bedrooms, 2 full baths, 1 half bath & an upstairs flex room perfect for a home office, home gym or craft room
- Extended back covered patio with recessed lighting and fans
- Workshop/shed with roll-up door and electric
- No Back Neighbors
- Quick and easy access to Hwy 249
- 10 minutes to Downtown Tomball & less than 15 minutes to Magnolia
- Shopping, Dining and Tomball Hospital all nearby

## INTERIOR FEATURES

- Durable engineered hardwood floors
- Granite countertops in kitchen and bathrooms
- Under-cabinet lighting in kitchen
- Large breakfast bar with split-level island
- Formal living & dining rooms with high-end crown molding
- Modern accent walls in dining & family room
- Recently updated half bathroom
- Spacious game room upstairs
- Upstairs flex room with barn doors – could easily be an extra bedroom, home office, home gym or craft room
- Huge primary bedroom with spa-like en-suite bathroom
- Whole-home water filtration system

## EXTERIOR FEATURES

- Solar screens to help lower energy costs
- Luxury Master Spas Therapool 13 Swim Spa for both relaxation & fitness
- Hard-wired surveillance cameras
- Extended covered patio with recessed lighting & fans
- Workshop/shed with roll-up door & electric
- No Back Neighbors

## UPGRADES/UPDATES

- Recent Roof 2020
- Dishwasher 2024
- Backup generator plug 2023
- Whole-home water filtration system 2023
- Hard-wired surveillance cameras 2020
- Recently updated Water Heater – all pilot assembly/control valve replaced 2026
- \$25,000 Luxury Master Spas Therapool 13 Swim Spa 2023
- Extended covered patio with recessed lighting & fans 2017