
 5 Beds

 3.5 Baths

 4800 Sq. Ft

 30943 Spring Lake Blvd,

TOMBALL 77375

## INTERIOR FEATURES

- Grand entry foyer showcasing custom wall trimming
- Soaring 12–14 ft ceilings throughout the main living areas
- Generac whole-home generator with dual AC/heating units included. Enjoy year-round comfort and uninterrupted power.
- Dual hot water heaters independently serving the home ensure efficiency and on-demand comfort throughout.
- Built-in central vacuum system for effortless daily maintenance.
- Whole-home pre-wired for audio/visual, smart-home systems, and future tech integrations.
- Built-in sprinkler system servicing both the front and backyard.
- Chef-inspired kitchen featuring custom cabinetry with brushed silver hardware.
- Kitchen built for everyday cooking with Frigidaire double-wide refrigerator, premium KitchenAid appliances including a 6-burner gas cooktop and double oven.
- Elegant ceramic tile flooring flows throughout the main living spaces.
- Cozy gas log fireplace in the living room
- Open-concept media room with an ensuite bath. Perfect as a flex space, home theater, or guest suite.
- Glass-enclosed office space, a sophisticated work-from-home solution.

- Spa-like bathrooms featuring custom cabinetry and personalized shower and tub finishes throughout
- Custom insulated windows and motorized blinds throughout the home to enhance energy efficiency
- Home Pro security system with exterior cameras and Ring video doorbell. Your home stays protected around the clock


## EXTERIOR AND OUTDOOR LIVING

- Resort-style underground pool and heated spa with custom decking
- Two attached 2-car garages providing ample space for vehicles, storage, and more
- Expanded private driveway with utility-connections for up to 3,000 sq. ft. of additional warehouse/storage construction — a rare and valuable opportunity for those needing extra space
- Professionally graded backyard with two dedicated outdoor sump pumps ensuring superior drainage
- Prewired backyard ready for outdoor entertainment systems, lighting, and more
- 6-ft gated perimeter fence complemented by a mature, dense tree-line offering exceptional privacy and a serene setting.


THALINA GARCIA | REALTOR ASSOCIATE

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## NEARBY LOCATIONS & THINGS TO DO

- Tomball Gun Club ( 0.5 miles ) – access for residents of The Reserve at Spring Lake only.
- Jerry Matheson park (1.4 miles)
- Tomball Museum Center (2.1 miles)
- Fire Ant Brewing Company ( 2.3 miles)
- United States Postal Service (2.7 miles)
- Pecos Grilling Company (3.2 miles)
- H-E-B grocery store (3.3 miles)
- First Watch (3.6 miles)
- Burroughs Park (3.6 miles)
- Tomball Bowl (4.2 miles)
- Crust Pizza Co. Tomball (4.2 miles)
- Gringos Mexican Kitchen (6.3 miles)
- Main Event Tomball (7.0 miles)
- Geronimo Adventure Park (8.1 miles)
- TGR Exotic Wildlife Park (8.6 miles)

## NEARBY SCHOOLS

- Tomball Elementary School (2.4 miles)
- Tomball Junior High School (1.7 miles)
- Tomball High School (1.9 miles)

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