

# 15422 Trumball Manor Dr

## LOCATION OVERVIEW

Living in the Summerwood/Lakeshore area offers a quiet, resort-style lifestyle with exceptional amenities like a lagoon, parks, tennis courts, and a 24-hour fitness center, all within a well-maintained community. With easy access to Beltway 8, residents enjoy a peaceful suburban setting while staying conveniently connected to shopping, dining, and major Houston hubs.

## SCHOOL INFORMATION

RIDGE CREEK ELEMENTARY SCHOOL  
AUTUMN RIDGE MIDDLE SCHOOL  
SUMMER CREEK HIGH SCHOOL

## AVERAGE BILLS

*ELECTRIC*  
\$500

*GAS*  
\$100

*WATER*  
\$200

*AGE OF ROOF*  
7 YEARS

*AGE OF WATER HEATER*  
7 YEARS

*AGE OF HVAC*  
7 YEARS

## NOTABLE FEATURES + UPGRADES

HIGH CEILINGS THROUGHOUT HOME

FOUR FIREPLACES, INCLUDING STRIKING CALCUTTA STONE FIREPLACE FEATURES

CUSTOM-DESIGNED KITCHEN WITH HIGH-END CAFÉ APPLIANCES

DOUBLE OVENS FOR ENHANCED COOKING AND ENTERTAINING

MARBLE COUNTERTOPS IN THE KITCHEN AND HALF BATH

WOOD FLOORING THROUGHOUT HOME

FULLY CUSTOMIZED PRIMARY BATHROOM WITH UPSCALE FINISHES

CUSTOM CABINETRY IN THE UTILITY ROOM FOR ADDED STORAGE AND FUNCTION

SEAMLESS INDOOR / OUTDOOR LIVING DESIGN

OUTDOOR KITCHEN WITH DEDICATED OUTDOOR FIREPLACE AND LIVING AREA

HEATED SWIMMING POOL WITH A 10X10 HEATED SPA

RECENTLY PAINTED EXTERIOR (2025)

INTERIOR PAINT REFRESHED WITHIN THE LAST TWO YEARS

QUIET NEIGHBORHOOD WITH RESORT-STYLE AMENITIES, INCLUDING:

24-HOUR FITNESS CENTER

LAGOON-STYLE POOL

TENNIS COURTS

TWO COMMUNITY PARKS

CONVENIENT ACCESS TO BELTWAY 8