

19406 Golden Lariat Drive

Tomball, TX 77377

Over \$50k in UPGRADES that include:

- Supersized backyard, lot is 196 ft deep
- Gutters on rear and sides of home
- Upgraded drainage -French drains added on both sides that even includes two sump pumps
- Upgraded to a covered patio then converted to a closed-in sunroom
- Added sunroom ceiling fan
- Added natural gas line to patio
- Installed back patio pavers and pergola
- Brick added on left and right sides of home
- Exterior LED soffit lights added (controlled via app with many color options available)
- Upgraded front elevation (includes brick and stone)
- Plumbing added in garage and covered patio
- Built-in shower in garage
- Divided garage: Shelving added to shop-space side of garage and built-in shower added to other side of garage. (Wall can be removed or door added between the 2 garage spaces)
- Exterior door added to garage
- Upgraded coach lights
- Upgraded 8 ft front door
- Tile flooring installed throughout the entire home (no carpet)
- Added a gas fireplace in the family room
- Converted 2nd bathroom tub to a shower
- Jetted tub added to primary bathroom
- Enlarged the primary shower
- Installed new shower heads in both bathrooms
- Trimmed out bathroom mirrors
- Additional rods and shelving added in primary closet
- Upgraded kitchen cabinets and appliances
- Added spice rack
- Added trash can drawer
- Two floor plugs added
- Upgraded to lever door handle sets
- Added window coverings
- New 2025 Water heater

Amazing subdivision amenities can be found at www.amiratexas.com/amenities
The homeowners moved into the home January of 2020