

# Upgrade & Features

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**15822 Arbeadie Drive - Humble, TX 77346**

## Home Highlights

- Built in 2023 – Modern Construction
- Private Gated Section of Balmoral
- 4 Bedrooms | 2.5 Bathrooms | Approx. 3,087 SF
- Cul-de-Sac Lot with No Rear Neighbors
- Oversized Backyard with Space for a Future Pool
- Move-in Ready
- Architectural Roof Shingles vs. Composition Shingles – Enhanced Durability, Longer Lifespan, and Reduced Long-Term Maintenance

## Interior Features

- Soaring Ceilings and Open-Concept Layout
- Luxury Wood Flooring throughout Main Living Areas
- Private Home Office/Study
- Spacious Upstairs Game Room
- Abundant Natural Light
- Mudroom with Built-in Storage
- Oversized Utility Room with Workspace and Storage

## **Kitchen Features**

- Large Island with Seating
- Quartz Countertops
- Stainless Steel Appliances
- Gas Cooktop
- Convection Oven with Air Fryer Feature
- Walk-in Pantry
- Open to Living and Dining Areas

## **Primary Suite**

- First Floor Primary Suite
- Spa-Inspired Primary Bathroom
- Soaking Tub
- Oversized Walk-in Shower
- Dual vanities with Quartz Countertops
- Walk-in Closet

## **Energy Efficiency**

- Energy Star Features
- High-efficiency HVAC System
- Tankless Water Heater
- Low-E Windows
- Radiant Attic Barrier

## **Outdoor Living**

- Covered Patio
- Large Private Backyard
- No Rear Neighbors
- Ideal space for Entertaining or Designing Your Future Pool and Outdoor Oasis

## **Community Amenities – Balmoral Master Planned Community**

- Crystal Lagoon with Beach-Style Access
- Clubhouse and Resort-Style Pool
- Walking and Biking Trails
- Fitness Center
- Parks and Playgrounds
- Fenced Dog Parks
- Tennis Courts and Sports Facilities
- Gated Community Access to Home
- Easy Access to Beltway 8 & Hwy 59/69