

HOME IMPROVEMENTS & UPGRADES

13714 Arcott Bend Drive | Tomball, TX

This beautifully maintained home features an impressive collection of recent improvements, including major system upgrades, enhanced security, updated flooring, stainless steel appliances, fresh paint, and energy-efficient lighting throughout.

MAJOR SYSTEMS & EXTERIOR IMPROVEMENTS

- **2025 | NEW GAF NS2 Roof with Class 4 Impact-Resistant Shingles** – Lifetime warranty.
- **2025 | NEW Kohler 38kW Diesel/Natural Gas Generator** – High-capacity backup power system.
- **2025 | NEW Tankless Water Heater**
- **2024 | NEW Complete Privacy Fence**
- **2023 | Entire Exterior Painted**
- **2025 | NEW Sprinkler System Controller**

INTERIOR UPGRADES & FINISHES

- **2024–2026 | Entire Interior Painted**
- **2023 | NEW Wood Flooring** – Installed throughout the lower level and staircase.
- **2023 | NEW Carpet** – Installed throughout the upper level.
- **2023 | NEW Plantation Shutters** – Installed throughout the entire home.
- **2025 | ALL NEW Toilets** – Replaced throughout the home.

KITCHEN & APPLIANCE UPGRADES

- **2024 | NEW Stainless Steel Dishwasher**
- **2024 | NEW Stainless Steel Wine Chiller**
- **2024 | NEW Stainless Steel Refrigerator**

LIGHTING & SECURITY ENHANCEMENTS

- **2024 | 72 NEW Interior LED Lights** – Updated lighting throughout the home.
 - **2024 | 42 NEW Exterior LED Eave Lights** – Enhanced exterior illumination.
 - **2023 | NEW 16-Camera Security System** – Comprehensive surveillance system with DVR recording.
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A HOME WITH EXCEPTIONAL UPGRADES

From the new roof with Class 4 impact-resistant shingles and powerful 38kW Kohler generator to the extensive interior improvements, stainless steel appliances, updated lighting, and comprehensive security system, this home offers an impressive combination of comfort, functionality, and peace of mind.

Major improvements completed between 2023 and 2026.