

13307 TIMBERWILD COURT — FAVORITE FEATURES

- Located on a private cul-de-sac
- Professional landscaping with outdoor lighting designed and installed by Perfect Light
- Gorgeous camellias and azaleas in the front flower beds
- Front door with beveled leaded glass
- Upgraded Entek bronze hardware with oval knobs and glass door knobs upstairs
- Antique French light fixture in dining room
- Antique light fixtures in front hall, study, dining, and guest snack area
- Curved stairway with wool runner
- Sola tube skylight in entry
- Thermador warming oven in butler pantry
- Built-in refrigerator
- Custom kitchen cabinets with soapstone and wood countertops
- Gas stove and farmhouse sink
- Leaded glass in pantry door and kitchen cabinets
- Plate rack storage
- TV pull out cabinet by the kitchen table
- Beautiful sets of mahogany French doors
- See through fireplace with an on switch located on mantle top in great room
- Great room tucked in the back of the house with great views of pool
- Stained beams, oversized light fixture, and antique built-in cabinets in Great Room
- Surround sound and framed television above fireplace
- New roof (2015)
- Air conditioning units are all 3 to 7 years old
- Large laundry with extra refrigerator and craft storage
- Pool bath with custom shower and antique French sink cabinet with copper sink
- Adjoining downstairs bedroom/craft room/office with French doors that open to deck
- Entertaining deck with granite topped outdoor kitchen, and vaulted/beamed ceiling
- Side garden perfect for kitchen herbs
- Large deep pool with diving board and rock waterfall
- Circular stone hot tub
- Flagstone and brick patio
- Pergola, swing and stone fire pit with stone benches
- Storage room with outside access for lawn equipment
- Master bedroom with fireplace and access to patio
- Master bath with Restoration Hardware cast iron tub and hand shower
- Marble floors and countertops in Master bath
- Built in dressers and hidden safe room in master closet
- Private upstairs bathrooms with new countertops and vessel sinks
- Upstairs snack area with copper sink, refrigerator and microwave
- Exercise mirrors in game room
- Three large walk in attics
- Built in shoe and backpack shelf in garage
- Three car garage with two closets and shop area

13307 Timberwild Court, Tomball, TX 77375

Hi I'm Carolyn Griffith and I wanted to write a personal note about the heart of this home. 13307 Timberwild Court has been so much more than just a shelter for our family for the last fifteen years. It's with sadness and countless happy memories that we are downsizing and moving. It's time for this happy home to welcome a new family. Let me share some wonderful home features that I hope you love as much as we have. The curved stairs in the entry is the perfect place for family pictures. We have taken lots of homecoming prom, Christmas and even wedding pictures here! The entry is also a perfect place for a Christmas tree! In the dining room hangs an antique French chandelier. The warming drawer is a wonderful addition to the butler pantry. It has warmed many a pie! My husband enjoys having the French doors for privacy in his paneled office. I love the slanted ceiling and push button flusher on the powder room toilet. The Palais cast iron tub from Restoration Hardware in the master bathroom is heavenly! It really retains the heat when you want a long soak. The frameless glass with the fern pattern in the shower is really easy to keep clean! Look for the hidden safe room behind the shoe shelf in the master closet. We love how the master opens to the patio. We've enjoyed all three fireplaces many times. I love looking out the kitchen window to the deck area. The farm house sink is indestructible. It is solid surface so you can bleach it and easily scrub it clean. Our Bosch dishwasher is so quiet! The gas stove is a real workhorse and it's nice having the smaller second oven. It's also nice to be able to close the cabinet door to cover the microwave. February's glass hand made the leaded glass in the pantry door, cabinets and dining room transom. The pull-out TV in the cabinet next to the dining table is awesome for watching the news or sports when you are cooking. It is wonderful to have the fire on when you are sitting at the kitchen table and the window seat is probably the favorite spot in the house! The great room is tucked in the back of the house and will hold a crowd of family and friends. The view from the great room looks out to the totally private backyard and deck. The fireplace turns on with a push of a switch on top of the mantle. We built in two antique cabinets and the framed television. The bass for the surround sound is in the bottom part of the corner cabinet. The round hot tub is the perfect family gathering spot. It's amazing how everyone starts to talk when they put down their cell phone and get in the warm water! You can warm up the hot tub with the remote control inside. The landscape lighting is absolutely beautiful at night. The deep pool, diving board and water fall are also nice features. The pool is never too hot in the summer because of the large size and many trees. The hanging swing and fire pit in the back are fun additions to the backyard. The drains in the flagstone work nicely to hose off the area. The laundry room functions well with its access from the pool and addition of a second refrigerator. The gift bag closet and craft area really come in handy during the holidays. The pool bath holds a pretty French sink cabinet and frameless shower. It's been convenient having a second bedroom downstairs for our elderly relatives but it would also work well for a craft room or office. My husband has enjoyed his granite topped outdoor kitchen. The deck is particularly fun when it is filled with people and it is so pretty when the party lights are on. We hosted everything from engagement parties to bridal showers to senior parties to church youth groups and bible studies to cast parties. It works well! There is a handy room with outdoor access that stores garden equipment. Upstairs we updated the bathrooms with new countertops and vessel sinks. Notice the big walk-in attics. My daughter would practice her dance in front of the large wall of mirrors in the one game room. The bedroom, bath, and suite area over the garage is wonderful for guests. We have loved our quiet, safe and friendly neighborhood. People really look out for each other here. A friend once said that they felt warmth and love when they walked through the front door. It is our sincerest hope and prayer that the next owners of this special home feel that love and continue filling this special home with happy times and wonderful memories!