

20402 Canyon Lake Dr.  
Tomball, Texas 77377-5792  
**Offered at \$560,000** in  
Stone Lake subdivision, Rosehill area

~Approximate 3064 square foot brick and stone home, 2006 built single story with a loft room above garage on 2.34 acre lot, four (4) bedrooms, two and a half (2 1/2) baths  
~Additional rooms: kitchen, breakfast nook, utility room, formal dining room, family room (w/ gas fireplace), loft, and entry  
~Extra tall three car garage. Third bay of garage enclosed with HVAC for use as studio or workshop, approximate 250 square feet, 10X25, built in cabinets, sink

~Iron and wood custom front door  
~Ring doorbell, Nest camera at garage/driveway  
~Gutters around entire home, french drains in backyard and frontward drain out to the open faced ditches  
~Natural pond look 22,000 gallon pool (heated, if desired) and spa with automatic cleaning system for both, UV filter, remote control, 2 flagstone sundecks, 3 waterfalls, 2 pool umbrella stands. Mature landscaping for privacy  
~Large exterior covered patio with ceiling fans, TV and outdoor speakers  
~Outdoor kitchen with gas grill, refrigerator, sink and storage  
~Landscaped front and back yards, landscape lighting and 14 trees planted, retaining wall, river rock landscape beds, 10 zone irrigation system  
~Whole home natural gas powered generator  
~Double pane windows throughout

~Wood tile in entryway, family room, dining room, kitchen, utility room, powder room, & master bathroom. Ceramic tile in guest bathroom and guest room hallway  
~Crown moulding throughout, 4 inch baseboards, Tray ceiling in family room and master bedroom  
~Gas log Fireplace, with remote, Heatilator insert  
~All granite countertops throughout  
~Remodeled master bath with granite countertops, double shower, free standing tub and his & hers sinks, his & her closets  
~Secondary bedrooms w built in bookshelves, and walk-in closets  
~Closets include HVAC ventilation  
~ Three closets (3) in the secondary bedroom/bathroom hallway  
~Remodeled guest bathroom with granite countertops  
~Bedrooms and loft were re-carpeted in the last 2-3 years  
~Built in lighted shelves on either side of fireplace  
~Built in lighted cabinets in formal dining room  
~Built in cabinets and desk in laundry room  
~Home theater/surround sound system  
~Master closets upgraded with The Container Store Elfa storage system  
~Security system (owned)  
~Walk-in attic  
~Water softener

- ~Built in shelves and storage cabinets in garage
- ~Wood storage shed & vinyl fencing
- ~Wood blinds and wood shutters throughout
- ~Ceiling fans in all rooms
- ~2 HVAC units replaced (exterior and attic) in the last two years (Lennox AC units with 10 yr warranty), 4" media filter in the attic, three thermostats, zoned
- ~Pex water lines throughout home

- ~No MUD taxes, \$1,000 year HOA dues
- ~Water Well & Aerobic Septic System-Aero Septic has the quarterly maintenance, recently pumped
- ~AT&T cable/internet
- ~Natural Gas

Non Realty Items: Refrigerator/Washer/Dryer included (if desired), Mounted TV's and arms included (if desired), Curtains and Rods in bedrooms (if desired), cabinets in garage and studio

NEVER FLOODED!