

**Features and Improvements for
1015 Inwood
Tomball, Texas 77375**

**1.54 acres with a charming ranch home (3 bedroom, 2 bathroom)
Oversized three car garage**

Trane AC Energy Star Rated: 03/2014

Gas Central Heat: 03/2014

Air Handler: 03/2014

Blown in fiberglass insulation: 03/2014

Double Payne, double hung Windows and Slider, white vinyl:

Original beveled windows in the front of home

40 gallon Hot Water Heater: 8/2019

Ceramic wood plank tile floors: 2015

Roof was replaced in IKE (per previous seller, Fred Wirt).

Kitchen has 20 inch porcelain tile, copper backsplash, Butcher Block countertop, brick stove top surround with travertine and decorative copper inserts on backsplash, double ovens, new SS Samsung dishwasher (2014), huge extra wide and deep double sink.

Built in desk and Eat In kitchen (2-4 chairs at countertop)

Cedar Plank wall accents in Family Room, bathrooms

Family room curved bricked fireplace, wood burning

Exterior Features

Fully Fenced side and backyard for animals and an enclosed dog pen

Abundant Wildlife, Trees, bushes

Flagstone Entry Front Entrance

Pergola off back porch

Chicken Coop

Raised garden beds(3)

Dry Creek Rock Bed

Noteworthy Items:

~NO HOA fees!

~Low Taxes

~All utility costs average \$200 or less per month

~In the heart of old Tomball, minutes to post office, grocery, medical and quaint downtown Tomball shopping and entertaining!

~Washer/dryer and Refrigerator available for purchase

