

## 22418 Sawston Features and Upgrades List

### Exterior

- Rachio smart sprinkler system
  - 13 zones, covers all 0.86 acres
  - Cell phone operated
- Ring doorbell
- 3 car wide driveway and 3 car garage for extra parking
- Added covered gazebo and steps down from the patio
- Added firepit in backyard
- Fruit trees in backyard – apple, pear, peach, nectarine
- Gate in fence offers direct access to orchard behind the home
- Direct access to walking trails through the wooded preserve
- Walking distances to the Tomball Country Club with an 18 hole golf course
- Zoned to the acclaimed Klein ISD school district and the Concordia Lutheran High School
- Homeowners have access to the Inverness swimming pool and tennis courts

## Interior

- 3 attic spaces, including a Texas basement for extra storage
- Laundry room features built-in cabinets for storage
- Laundry room offers space for a second refrigerator/freezer
- Island added to the kitchen
- Kitchen features under cabinet lighting, stainless steel appliances including a gas cooktop, and a walk-in pantry
- Floor to ceiling stone gas fireplace in family room
- Media room is wired for surround sound
  - With a window, walk-in closet, and access to a secondary bath, this space can easily be used as a 5<sup>th</sup> bedroom.