

House Features and Upgrades:

Only 3 years old. House finished and we bought it in 2016.

*Extended warranty (covers everything) through October 2023²⁰²², paid in full and transferable. Cost \$2,200.00. *Choice warranty.*

Sits on just short of a quarter of an acre lot on a cul-de-sac.

Greenbelt with mature trees in back, there will never be a neighbor behind you.

Huge backyard with NO EASEMENT IN THE BACK YARD. YOU OWN IT ALL!

Mature trees in front.

Entire fence pressure washed and stained with a preservative.

Extended the patio. Complete privacy.

90' above sea level. None of Tavola, including our house flooded during Hurricane Harvey.

French drain installed around entire house so no water can ever enter the house.

Trey ceiling in master bedroom, entrance foyer and a double trey ceiling in the dining room.

Three zone climate control home with two AC units.

Two hot water tanks.

15 minutes from The Woodlands.

2 minutes from Highway 59.

5 minutes from the Grand Parkway.

12 minutes from Bush Intercontinental Airport.

Optional Media room was added along with \$39,000 of upgrades.

Media Room, Game Room and Living Room prewired for Surround Sound.

Appliances upgraded to SS Electrolux brand.

Three car garage.

Elementary School within walking distance.

Gas stub and cable outlet on back porch. No more filling propane tanks for your outdoor kitchen and watch TV as you lounge on your patio.

Crown molding throughout.

Rainbird automated sprinkler front and back with rain gauge.

Floors look like hardwood but are actually (upgraded) ceramic tile that will never scratch from kids or animals playing like real hardwood will.

Plantation shutters in the breakfast nook.

Big kitchen with a Butler's Pantry connecting the kitchen and dining room and huge walk-in Pantry.

Ring doorbell. Alerts you on your cell when someone approaches your front door. Video camera covers front door and entire porch with a two-way speaker.

Motion detector flood lights illuminating back patio area and including the back door

All of Tavola has a contract with local police for constant coverage and inspection of all of the community. Very safe community.