

# 2 Maple Glen Dr Tomball, TX 77375

## Highlights of 2 Maple Glen Dr, Tomball, TX 77375

- **No HOA**, there are Deed Restrictions, but no HOA fees
- **New Klein Schools:** Blackshear, Ulrich, and Klein Cain
- Private street which means kids can ride go-carts, etc... Cul-de-sac street
- Almost an acre corner lot and we still have deer that come out into the yard
- House was built with “Hurricane Lumber Package”
- Well and septic means no extra utility bills
- Formal Living Room, Formal Dining Room
- Kitchen features all lower drawers except for under sink and prep sink
- All wood cabinets through out the house; no particle board.
- Extra large pantry holds a freezer and the owner can stock up
- Office / study
- Large Master on first floor with a large master bath and walk-in closet
- Closet is attached to laundry room for convenience and the laundry has built-in sorter for clothes
- 2<sup>nd</sup> Laundry area on the second floor
- Two game / entertainment areas upstairs
- Four bedrooms up and each has its own private sink
- Jack & Jill Bathrooms connect bedrooms
- Large 2 car garage, plus a large workshop
- Excluding the antiques, **all furniture and washer/dryers will be for sale** since the owners are purchasing a Class A motorhome in order to tour the US.
- **Garage Apt:** Enclosed staircase to the **1,034 sq ft one-bedroom garage apt with the following features:**
  - Full kitchen
  - Dining area
  - Living area
  - Washer and dryer
  - Large bathroom with a door to the living area and to the bedroom
  - Separate bedroom with a large walk-in closet
  - Ability to add a chair lift to avoid the stairs
  - Current tenant pays \$1,000 a month which includes all utilities; she is a great tenant and we rarely see her.

**Please see pictures on the next page of the Garage Apartment:**

## 2 Maple Glen Dr Tomball, TX 77375



Living Area



Dining Area, flex  
space and door to  
bathroom



Full kitchen

**2 Maple Glen Dr  
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Large bedroom



Tub / Shower Combo



Large walk-in closet