

House Upgrade Per Seller:

- 1) All Faucets recently upgraded and replaced within the past 2 years
- 2) Both AC units has been upgraded/replaced within the past year
- 3) Master bathroom: Showerhead has been updated/replaced, Bidet has been installed on toilet, upgraded privacy glass blocks installed on the outside wall, Walk In shower, and separate jacuzzi bathtub.
- 4) 5 walk-in closets
- 5) Solid wood curtain rods installed over all windows
- 6) Ceiling fans installed in every room (minus the dining room)
- 7) Upgraded handmade bricks
- 8) Shelving installed in the garage
- 9) Roof replaced June 2021
- 10) Survived the following natural disasters in the past 20 years: Hurricanes (Ike, Rita, Harvey, etc), Winter Storm, Hailstorms, etc. No flooding, structural/physical outside damage, not inside structural/physical damage, and no major power outages during any of these natural disasters

Neighborhood Amenities:

- 1) Gated community, 24/7 guard at front gate, clubhouse available for rent for parties, indoor gym, covered and lighted basketball court, playground, full tennis courts, community swimming pool, baseball field, soccer field, and back gate accessible by EZ tag for residents
- 2) Direct access to FM 249 and Eldridge Rd
- 3) Tomball ISD school district (Texas Education Agency accountability grade: A. In addition to its third place 2019 best Houston school districts ranking, Tomball Independent School District also is recognized as one of the top school districts in Texas.)