



## Features for 12918 Bowing Oaks Drive

### Primary Systems:

- Roof Replaced – October 2011
- Air Conditioner & Furnace – August 2016
- Plumbing (PEX) and Water Heater Replaced - 2010

### General:

- 2011 – General remodel with new carpet, paint, updated light fixtures, wood flooring in living room, new electrical box
- 2016 – New washing machine (conveys)
- 2021 – New dishwasher
- 2020 – New primary bedroom carpet
- Tech-Shield Hardie Plank
- Wired for programmable thermostat (currently with Vivant)
- Custom window treatments (excluding kitchen, breakfast nook, and two of the upstairs bedroom curtains/valances)
- Painted kitchen cabinetry with decorative panels and Avanza quartz kitchen countertops
- Primary bathroom upgrade - full walk-in shower with bench and custom millwork at vanity

### Outdoor and Location Features:

- Excellent curb appeal, cul-de-sac lot, full brick wall surround
- Front and back programmable sprinkler system
- Insulated garage with work area
- Two backyard patios with developed landscaping and flagstone porch
- Summer Kitchen Connections
- Easy access to Tomball Parkway, Beltway 8, Grand Parkway and 290