

11731 Glade River Lane | Tomball | 77377 | The Park at Glen Arbor

Neighborhood Appeal

- Master planned community of 285 homes in Tomball South
- Great Shopping nearby
- Easy access to downtown Tomball, 249 and Beltway 8
- Great Tomball ISD Schools – Willow Creek Elementary, Willow Wood Junior High, Northpointe Intermediate, Tomball Memorial High School – all 5 star rated
- Klein Volunteer Fire Department across the street on Gregson
- Three neighborhood lakes, fountains, greenways with walking paths, waterfalls
- Community pool and playground

Home Features

- Lot
 - 9,496 square foot corner Lot with side entry detached oversized garage
 - 2,558 square foot single story home built by Morrison – The Morocco floor plan
 - Quiet, interior lot
 - Majestic, manicured trees
 - Professional landscaping
 - French drains
 - Sprinkler system
- Exterior
 - All brick exterior on home
 - Hardi-plank exterior on garage, soffits, fascia and trim
 - Double pane windows
 - Large screened-in back porch with outdoor fan
 - 50-year GAF Timberline HD roof installed in 2015 with transferrable warranty
 - Gutters installed 2005 with screens installed in 2015
 - Stained privacy fenced installed 2019
 - High privacy fence and gate between house and detached garage
 - Covered breezeway between house and detached garage
 - Oversized garage with a workshop area
- Mechanicals
 - 4 ton complete HVAC system installed in 2015
 - 40 gallon water heater installed 2018
 - NEST thermostat
- Interior
 - High ceilings throughout entire home
 - 2 ½ inch blinds throughout home
 - Wired for speakers in the family room
 - New carpet in bedroom areas installed in Dec 2022
 - New bamboo flooring in dining room and office/flex room installed in Jan 2023

- Bamboo flooring in family room and primary bedroom installed in 2013
- Arched doorways
- Rounded corners
- Crown moldings
- Large windows letting in lots of natural light
- Solar screens on windows facing west, south and east
- Kitchen
 - Island kitchen
 - Gas cooktop in island with downdraft venting
 - 42 inch wood cabinets
 - Solid surface countertops
 - Open to family room with large serving bar
 - LG refrigerator bought in 2021 INCLUDED with sale
 - Breakfast room off of kitchen has corner windows with window seats
 - Dry bar between kitchen and dining room
 - Double oven
 - Undermount sink
 - Elevated microwave shelf for built in look
 - Large pantry
 - Recent dishwasher
 - Recent garbage disposal
- Laundry room off kitchen with window and storage. Washer & Dryer INCLUDED. Dryer has gas and electric hook ups
- Dining room with large picture windows overlooking front yard
- Office/flex room off foyer with glass French doors and arched picture windows
- Art niche in entry foyer
- Gas log fireplace in family room
- Built in display and storage in family room
- Large powder room situated off family room
- Primary bedroom with sitting area with large picture windows overlooking back yard
- Primary bathroom
 - Separate his and hers vanities
 - Corner jetted tub with glass block windows in corner
 - Walk-in shower with seat
 - Private toilet room with window
- Huge walk-in primary closet
- Split plan – great for families
- Secondary bedroom area closed off from family room with French doors
- Updated secondary bath with walk-in shower
- Large closets in all rooms
- Game room in between secondary bedrooms easily converted to fourth bedroom
- 55” TV with mount INCLUDED in family room
- TV with mount INCLUDED in secondary bedroom