

20435 Avelignese Way Feature List
Tomball, TX 77377
Amira

Entry Way:

- Wood-Look tile floors throughout living space
- Modern wood & glass front door
- Mudroom bench off the garage w/ storage
- SmartDoor - Schlage lock w/ keypad

Game Room:

- Double glass doors
- Remote controlled modern ceiling fan

Kitchen:

- White Painted Cabinets
- White Quartz Countertops
- Glass herringbone tile backsplash
- Under cabinet lighting
- Gas cooktop w/ remote controlled vent
- Large Fully functional island (cabinets on backside)
- Modern Globe pendants above island
- Built in Oven and Microwave (Smart appliances)
- Granite blasted oversized Kitchen Sink
- Large pantry with automatic light
- Buffet counter space w/ additional cabinets
- Stainless Steel French Door Refrigerator w/ freezer drawer

Guest Rooms:

- Large walk in closets in each room
- Mother-in-Law suite with attached bathroom (walk in shower)
- 2 additional guest rooms with shared bathroom
- Ceiling fans in every room

Living Room:

- Gas log Fireplace w/ accented herringbone tile
- Modern ceiling fan
- Smart Lighting
- Large floor to ceiling windows

Primary Bedroom

- Floor to ceiling windows
- Vaulted ceilings

- Ceiling Fan w/ dimmable lighting
- Double door access to Primary Bathroom
- Spacious room (with plenty of space for a King bed)

Primary Bathroom:

- His and Hers Sink Vanities w/ lots of storage
- His and Her large walk in closets
- One closet connects directly to laundry room
- Walk in shower
- Large soaking tub
- Quartz Countertops
- Water closet (toilet in separate area w/ door)
- Diffused windows for lots of natural light, but privacy.

Laundry Room:

- Separate laundry room (with access to Primary bedroom)
- Fridge hook up for second fridge

Backyard:

- Stamped concrete & covered Patio
- Sunshades for patio
- Gas hook up for outdoor grill
- Electric hook up for TV
- Large enough for a pool
- Fenced in yard
- Gate access on both sides of house

Garage:

- Two car attached garage
- Dry walled
- Painted
- Space for Storage
- Keypad Access Panel to open garage

Other:

- Smart Home
- Nest Thermostat
- Window Covering in every room
- Large attic space w/garage access
- Two gas water heaters
- Greenbelt/ easy access to Walking trail to right of home
- Pet-Free Home