



10026 BERRYPATCH LANE  
TOMBALL, TX 77375

MLS # 26413779

## Features and Upgrades

### **High Points:**

- ✓ Large island kitchen open to family room
- ✓ In-house laundry room
- ✓ Large primary bedroom/bath with soaking tub
- ✓ Popular open floor concept
- ✓ Vaulted ceilings with crown molding
- ✓ New HVAC system
- ✓ New appliances
- ✓ All new wood-look water-resistant luxury vinyl plank flooring and baseboards throughout
- ✓ Freshly painted interior with neutral colors and all new fixtures
- ✓ Large outdoor covered patio

### **Kitchen:**

- ✓ New granite with new double undermount sink and faucet
- ✓ New “French Canvas” tile backsplash
- ✓ New wood-look water-resistant luxury vinyl plank flooring
- ✓ New cabinet hardware
- ✓ New Stainless steel appliances
- ✓ New disposal
- ✓ New recessed LED lighting
- ✓ New light fixtures

### **Bathrooms:**

- ✓ New granite counters in all bathrooms
- ✓ New rectangle undermount sinks with new faucets in all bathrooms
- ✓ New and beautiful LVP flooring in all bathrooms
- ✓ New vanity lights, mirrors, towel bars, and hardware
- ✓ Primary bath with new “French Canvas” surround tile

### **Electrical, Plumbing and Roof:**

- ✓ New HVAC
- ✓ Roof is approximately three years old
- ✓ All PEX plumbing
- ✓ New switches and new outlets
- ✓ New recessed LED lighting throughout
- ✓ New lighted ceiling fans throughout
- ✓ New sinks, faucets, and supply lines throughout
- ✓ New light fixtures throughout
- ✓ New door knobs, cabinet pulls, towel bars, and door stoppers throughout

### **Exterior and other Notables:**

- ✓ New exterior trim paint
- ✓ Large covered front and back patios
- ✓ Oversized back yard for this neighborhood
- ✓ All systems have been serviced
- ✓ Professionally cleaned
- ✓ Never flooded

### **Floors and Windows:**

- ✓ New wood-look water-resistant vinyl plank flooring throughout
- ✓ New window blinds throughout

### **Location:**

- ✓ Situated in an established family-friendly neighborhood
- ✓ Close to shopping, restaurants, Tomball ISD schools, medical facilities, and major thoroughfares.



Main living area



Kitchen



Another kitchen view



Hall Bathroom



Primary Bathroom



Nice covered deck