

## **HOME HIGHLIGHTS: 29311 IMPERIAL CREEK DRIVE, TOMBALL, TX 77377-3971**

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- Rare availability in gated Spring Creek Estates community
- Friendly community hosting seasonal HOA-sponsored activities
- No MUD taxes!
- Zoned to highly sought-after schools: Tomball High School (9-12), Tomball Jr High (7-8), Tomball Intermediate (5-6), Rosehill Elementary (P-4)
- Over ½ acre lot (27,652 sq ft) with no homes behind (ranch land)
- 4,270 sq ft, 4 bedrooms/3.5 bathrooms two-story home on a cul-de-sac street in back of neighborhood
- Crisp light brick with covered 8'x12' entry and dormers with copper roof accents
- Expanded driveway (14'x22') with porte-cochere, can hold up to 14 cars
- Expanded detached 3 car garage has ductless split heat pump, 30 amp power outlet, radiant barrier, open storage, insulation panels on garage doors, covered breezeway to home
- Radiant barrier in home attic
- Storage! Storage! Storage!
- Transferrable remaining American Home Shield Warranty (Shield Complete w/Pool) valid through 2/16/24 (appx)
  
- **LOCATION, LOCATION, LOCATION:** Steps away from walking trails; 5-10 min to Target, Lowes, Kroger, HEB, & other local shopping; 5-7 min to Old Town Tomball; 20 min to Premium Outlet Mall; 25 min to the Woodlands; 30 min to George Bush Intercontinental Airport (IAH)
  
- **KITCHEN:** Open island kitchen with wrap around breakfast bar counter, stainless appliances, gas cooktop, undercabinet lighting, separate pantry, 2<sup>nd</sup> staircase connecting to bonus room, breakfast room, utility room with soaking sink, built ins, and porte-cochere entry
  
- **FAMILY ROOM:** Main staircase is wood and wrought iron spiral (iron spindles line balcony as well), adjustable built-ins, wired for sound (speakers included), gas log fireplace w/accessories, hand-scraped style engineered warm toned wood floors
  
- **OFFICE:** Ceiling height French doors, adjustable shelf built-ins
  
- **PRIMARY BEDROOM:** first floor, light and bright, plenty of windows overlooking pool, ceiling speakers
  
- **PRIMARY EN-SUITE BATH:** Spa-like environment with double vanities, deep soaker tub, block glass inset, water sheeting glass shower with dual showerheads (including rain shower), dual primary closets have great storage built-in
  
- **UPSTAIRS:** Three large rooms, each with bathroom access (hall bath & Hollywood bath) and walk-in closets, oversized bonus room is wired for surround sound and connects 2nd stairwell to kitchen
  
- **PATIO & YARD:** A backyard oasis - professionally maintained landscaping throughout, sprinkler system w/plant drip line by trellis, invisible fence system set-up, heated pool & spa with babbling water feature (new coping, tile & resurfacing in 2017), 12'x12' stamped fire pit station, both uncovered patio space and covered patio space with cedar tongue & groove ceiling (2021) & rollershade, gas connection for grill, patio speakers, patio TV connections/mount, glass storm door with small dog entry