



22823 RIVER BIRCH DRIVE
TOMBALL, TX 77375

FEATURES & UPGRADES

Rooms:

- ✓ High vaulted ceilings in living and entry
- ✓ Raised sunken floor in living room
- ✓ Gas fireplace with hearth
- ✓ Large in-house laundry room with extra storage
- ✓ Bedroom 2 connects to primary bedroom

Kitchen:

- ✓ New granite with new double undermount sink and faucet
- ✓ New cabinet hardware
- ✓ New beautiful marble backsplash
- ✓ Stainless glass top induction electric range, dishwasher, and disposal
- ✓ New recessed LED lighting

Bathrooms:

- ✓ New granite counters in all bathrooms
- ✓ New rectangle sinks with new faucets in all bathrooms
- ✓ New vanity lights and mirrors
- ✓ New toilets

Electrical, Plumbing and Roof:

- ✓ Roof-2022
- ✓ HVAC-2022
- ✓ Gas water heater-2023
- ✓ New switches and new outlets
- ✓ New recessed LED lighting
- ✓ New lighted ceiling fans
- ✓ New sinks, faucets, and supply lines
- ✓ New vanity lights and light fixtures

Exterior:

- ✓ New fence
- ✓ New Hardi-Siding
- ✓ New exterior trim paint
- ✓ Beautiful front door

Floors and Windows:

- ✓ Beautiful upgraded vinyl plank flooring throughout
- ✓ 2" window blinds on most windows throughout

Other Notables:

- ✓ Neutral, beautiful interior paint
- ✓ One-year home warranty with full-price offer
- ✓ All major systems have been serviced
- ✓ Professionally cleaned
- ✓ Never flooded

Location:

- ✓ Situated in a beautiful, established neighborhood
- ✓ Close to The Woodlands, Grand Parkway, I-45, shopping, restaurants, Klein schools, medical facilities, and major thoroughfares.



Formal living room & formal dining area



Kitchen



Breakfast area



Family Room



Laundry room



Fenced-in Backyard