



**22702 Wilbur Lane**  
Tomball, Texas 77375

|   |              |
|---|--------------|
|   | 5/6 Beds     |
|  | 4.5 Baths    |
|  | 3 Car Garage |
|  | 3,811 SF     |

## Home Features/Updates

- **2013 Ryland Home**
- Wood floors
- Tankless hot water system
- Programmable thermostats
- Bose surround sound system
- 3-car garage w/ storage racks
- Soft-close drawers in all baths
- Natural gas grill hookup on patio
- Moen bronze fixtures throughout
- Wall switch ignite gas log fireplace
- Impressive 8' iron and glass front door
- Floor-to-ceiling stacked stone fireplace
- Smartphone automation of HVAC, pool, sprinklers, garage doors
- Covered back patio w/ pull-out sunshade
- Laundry room w/ shelf, cabinets, drawers
- Guest bedroom w/private bath downstairs
- Enjoy shaded breezy summer afternoons and colorful sunsets on the patio
- Design features include coffered ceilings, art niches, 20' plus ceiling heights, thick crown and base mouldings, architectural arches
- Iron fencing and gate opening to walking path
- 133' of lakeview frontage w/ exceptional views
- Motion sensing LED lighting in pantry and garage
- Kitchen
  - Coffee bar
  - Huge island
  - Gas cooktop
  - Double ovens
  - Walk-in pantry
  - Granite counters
  - Low-noise dishwasher
  - Filtered water dispenser
  - Under cabinet LED lighting
  - Pull-out cabinet spice racks
  - Stainless steel sinks w/ pullout faucet
- Pool / Spa
  - Heater
  - Jumping rocks
  - Sunning ledge
  - Grotto waterfall
  - Color LED lighting
  - Pool equipment is fenced
  - In-ground umbrella holders
- Primary En suite
  - Soaking tub
  - Make-up vanity
  - Marble counters
  - Divided his/hers closet
  - Floor-length dressing mirror
  - Walk-in shower w/ shower seat



**Henry & Mardon Hickford, REALTOR®**

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