



## HOME FEATURES

13406 Ambler Springs  
Tomball, TX 77377

### Interior

- Travertine Floors throughout living areas
- Formal Entry
- Formal Dining Room
- Office/Study
- 5 Bedrooms
- 3-1/2 bathrooms
- Cast Stone Fireplace with Gas Logs
- Large Utility Room with Refrigerator Space
- Rounded Sheetrock corners
- Ceiling Fans with Light Fixtures in Every One except Dining
- Large Custom Walk-in Closets in Primary
- Rubbed Bronze Hardware
- Mahogany Front Door
- Wood Ceiling Beams in Home Office
- 2" Faux Wood Blinds Throughout
- All Media Room Equipment & Furniture STAYS (purchased 3 months)
- Security System w/HD Camera EXCLUDED (unless Buyer wants to continue contract)



## HOME FEATURES

13406 Ambler Springs  
Tomball, TX 77377

### Kitchen

- Undercounter Lighting
- Walk-In Pantry
- Dishwasher Replaced 2021
- Microwave Rebuilt 2023
- Refrigerator Stays
- Eat-in Bar
- Large Breakfast Room (large enough for 6 Seat Table)

### Exterior

- Ceiling Fans on Covered Patio
- Full Sprinkler System
- Whole House Gutters & French Drains
- Full Home Surge Protector
- Fence Recently Replaced
- Electrical Panel Recently Replaced
- Fence Replaced 2023

### Garage

- 2 Car
- Custom Cabinets on Entire Back Wall
- 50 Amp Service for Natural Gas Generator
- Quick Disconnect on Main Gas Line
- Water Softener EXCLUDED
- Full Home Surge Protection



## HOME FEATURES

13406 Ambler Springs

Tomball, TX 77377

### Outdoor Living

- Pool with Spa
  - 42,000 Gallon
  - Maximum 6ft Depth
  - Rock Wall Features
  - Firepit
  - Water Falls
  - Water Bubblers
  - Gentle Pool Features for the “Littles”
- Pool Pumps Recently Replaced
- Two Covered Patios
  - First with WetBar
  - Second with Grill, Fireplace & TV
  - Ample Space for Dining & Gathering
- Lush Landscaping