



9031 Charncross Lane
Tomball, Texas 77375

	4/5 Beds
	4 Baths
	2 Car Garage
	3,382 SF

Home Features/Updates

- **2016 Lennar Home**
- Roof 2020
- Storage shed
- Full brick home – 4 sides
- 2 Walk-in Texas basements
- Self-close hinges on all doors
- 2 Hot water tanks / 2 AC units
- Designer paint w/ white ceilings
- CUMMINS full house generator
- LED recess cans throughout the home
- Gas line and 220V outlet at back patio
- Rubbed bronze lever door knobs throughout
- Impressive 8' iron and fluted glass front door
- Epoxy garage floor, storage system and wall fan
- Media and sound pre-wires – multiple locations
- Cultured stone fireplace w/ gas logs – conveniently operated by remote control
- Modern wood designed accent wall at dining room
- Chandeliers at foyer, dining room, primary closet and primary bath
- Wood floors, large continuous tile on-diagonal, plush carpet/pad
- Wallpaper at niche, bdrm 4, utility, primary closet and primary water closet
- Upstairs bonus room w/private bath – may opt as 5th bdrm. Full closet and media speaker prewire in ceiling
- Brick and stone elevation with upgraded white mortar
- Laundry room w/ cabinets, drawers, hanging rod, space for extra fridge and designer wallpaper & accent paint
- Architectural features include coffered ceilings w/wood beams, art niche, 12' ceiling heights, tray ceilings, barrel ceiling, thick crown and base mouldings, window/doorway arches and ceiling curves
- Brick wall back fence – handsome and no maintenance
- Staircase features modern iron balusters and wood step leading to plush frieze carpet
- Downstairs bonus room – media speaker prewire, recess cans, ceiling fan, wood-look tile flooring
- Kitchen
 - Huge island
 - Gas cooktop
 - Walk-in pantry
 - Under cabinet lighting
 - Designer cabinet hardware
 - Black composite granite sink
 - Countertop push-button disposal
 - Double ovens/raised built-in micro
 - Upgraded, mitered raised panel cabinets
 - Designer pendent lighting over the kitchen island
- Secondary Baths
 - Framed mirrors
 - Elongated toilets
 - Upgraded cabinets
 - Wall tile on diagonal
 - Double corner shelves
 - Upgraded front panel tub
 - Rubbed bronze fixtures, faucets and lighting
- Primary Bedroom & En suite
 - Soaking tub
 - Vaulted ceiling
 - Closet system/storage
 - Glass bubbles chandelier
 - Double medicine cabinets
 - Wall tile on-diagonal w/ accent detail
 - Custom black out shades and 2" blinds
 - Upgraded rubbed bronze lighting, fixtures, faucets
 - Walk-in shower w/ shower seat, additional sprayer, corner shelves



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