



18315 Beaverdell Dr 3-2-2 all Brick Ranch

This home is in a low tax rate area within excellent Tomball School District.

Elementary and Intermediate Schools are two blocks away.

Property Overview:

The Kitchen has:

New granite countertops with stainless steel under mounted sink and Pull down Faucet, 3 stage Water Filtration system, Maytag Stainless Appliances, Refrigerator with ice and water in the door, Convection microwave, Gas Range with Large Oven, Stainless Steel Dishwasher, InSinkErator Garbage Disposal.

Smart Home items include:

Cameras Front and Back, RING Door Camera, Security System, Electronic Door Locks, Wi-Fi AC Control, LED Lighting. Newly painted exterior, Newly painted interior, New 35 Year GAF roof, Recent HVAC service and system Inspection. New drapery rods and black out drapes on all windows. New rods and shower curtains in bathrooms, Master Bath has Jacuzzi in master tub,. New Ceiling fans in all bedrooms and living room. New carpets in secondary bedrooms, other rooms wood, Pergo and tile. Added insulation to attic, decking over garage for storage and solar powered attic fan.

Totally Insulated Garage (Man Cave) 65" Smart TV included, with Epoxy Flooring and LED lighting.

Spacious Outdoor Deck and Large Storage Unit for lawn .

Subdivision has multiple Park Areas, Swimming Pool, Tennis Courts and extremely low \$350.00 HOA yearly fees.