

Upgrades and Special Features

22503 Grassnook Dr, Tomball, TX 77375

- 5 Bedroom home with 3,673 square feet
- Located in Inverness Estates
- Built in 2010
- Backyard saltwater pool with stone waterfall and grotto
- Views of pond (stocked: catch and release)
- Supersized 34 ft long covered back patio for entertaining, includes TV mount & fan
- 19 ft long front covered porch
- Energy-efficient, spray foam insulation in attic and walls for dramatic energy savings
- 2024 upstairs A/C
- 2024 interior and exterior paint
- 2024 carpet upstairs never used
- Engineered wood flooring downstairs, including the stairs
- Custom wall of built-ins in study
- Granite kitchen countertops
- 8 ft granite breakfast bar
- Custom wainscoting in breakfast room
- Stacked stone gas log fireplace
- Custom wood trimmed windows in family room
- Walk-in closets in all bedrooms
- Upstairs storage room (6'9" x 6'4") plus storage under stairs
- Two tankless water heaters
- Walk-in attic storage from upstairs bedroom closet
- Full yard, 7-zone sprinkler system with smart controller
- 2019 Roof

[All details to be independently verified](#)