



## HOME FEATURES

13427 Ambler Springs  
Tomball, TX 77377

### KITCHEN:

- Granite Countertops with Large Island
- Custom Cabinetry
- Matching Custom stone island in kitchen
- Lighting above and below all cabinets
- Plugs hidden under cabinetry (not on backsplash)
- GE Profile Stainless Steel, built-in appliances including: Wall Oven and Microwave, Dishwasher, and Cooktop
- Large walk-in Pantry with shelves on all sides

### BATHROOMS:

- All four bathrooms have custom cabinets with granite countertops and undermount sinks

### PRIMARY BEDROOM & BATHROOM

- Trayed Ceiling
- Large Bay Window Overlooking Pool
- Adult height dual vanities, with custom granite, mirrors, and under mount sinks
- Large linen closet
- Double Walk-in showers with 2 Separate Showheads and Wall Controls
- Custom Glass Tile under garden tub
- Ultra Spacious Master Closet with dual entrance.

### HIDDEN MEDIA/THEATER ROOM: 2<sup>nd</sup> Floor

- Built-In Bookcase Opens to Large Media Room
- 2 Level Media Room for easy screen viewing
- Rear Projection Screen with Integrated Surround Sound



## HOME FEATURES

13427 Ambler Springs

Tomball, TX 77377

### RESORT STYLE POOL / SPA / COVERED PATIO:

- Large 19' x 14" Covered Patio with ceiling fan
- Custom integrated travertine patio and deck
- Heated Multi-Jet Spa with Spillover feature
- Custom Fire Bowls with Sheer Descent Water features below each bowl
- Decorative Pool bubblers on tanning ledge
- Custom LED lighting with 14 Color Options and Patterns
- Pool and Spa Custom controlled by iAquaLink app on phone
- Custom landscaping with full grown palm and magnolia trees accentuated by custom LED landscape lighting.
- Outdoor changing area and storage
- Covered Patio with Custom Dimmable Neon Surround Glow LED lighting
- Security Lights on outermost rear corners of patio and home lighting up both back and side yards.

### GARAGE:

- Force-5 Customized Garage Storage Solutions installed, where bin storage space is created above the 2 car garage door, the entire front garage wall, and one side wall. Also a large assortment of hooks and racks to hang shovels, rakes, ladders, tools, cords, and other items
- Fully finished garage with custom paint
- Both garage doors are insulated
- Newly replaced garage door springs and nylon rollers
- Compact EcoWater Water Softener custom installed inside garage



## HOME FEATURES

13427 Ambler Springs  
Tomball, TX 77377

### **ADDITIONAL NOTES :**

2 Google Nest Thermostats Installed

1 Google Nest Doorbell Cam

EXCLUSION: Exterior Google Nest Cam IQ – installed on Garage

### **Roof Recently Inspected (March 28, 2024): Passed / No Repairs or Action Needed**

Gulf Coast Storm Solutions, Scott Derry, Founder & CEO. Cell: 832-418-9068,  
[scott@gulfcoaststormsolutions.com](mailto:scott@gulfcoaststormsolutions.com)

### **Air Conditioning Maintenance and Repair:**

Both Central A/C's Inspected and Serviced: April 2024 -

Contact who has been maintaining these A/C systems since 2016

Houston Air Design: Ronnie Harris, Cell (832) 992-6579

[ronnie@houstonairdesign.com](mailto:ronnie@houstonairdesign.com)