

**Upgrades List**  
**15403 Winterhaven Drive**  
**Tomball, TX 77377**

- ☑ New exterior paint plus ALL new interior paint including ceilings/walls/wood trim/cabintets (except kitchen cabinets), 2024
- ☑ Remodeled and upgraded primary bathroom, 2024
- ☑ Remodeled powder bath, 2024
- ☑ New luxury plank flooring (waterproof) in family room, primary bedroom and primary bathroom, 2024
- ☑ Refinished wood floors in dining and living room, 2024
- ☑ Refinished front wood stairs, 2024
- ☑ New carpet in gameroom, 2024
- ☑ Replaced all plugs and light switches in home, 2023
- ☑ New lighting fixtures installed throughout downstairs, 2023
- ☑ New front storm door, 2023
- ☑ New water supply valves for sink in upstairs bathroom, 2023
- ☑ New air compressor on aerobic septic system, 2023
- ☑ New whole house water softener system, 2023
- ☑ New AC system (compressor & condenser) upstairs, 2023
- ☑ Installed water sprinkler system in front yard, 2022. Backyard sprinkler system is aerobic.
- ☑ New gas water heater, 2019
- ☑ Installed kitchen tile floor, granite countertops, and new appliances, including convection microwave, instant hot water tap, new S/S deep draft undermounted sink, and down draft gas range, 2016
- ☑ Renovated laundry room with granite counter and undermount S/S sink, 2016
- ☑ Updated both upstairs bathrooms, 2016
- ☑ Replaced and Upgraded electrical breaker box, 2015.
- ☑ Replaced roof, 2013
- ☑ Replaced HVAC (cooling/heating) for downstairs and game room, 2009
- ☑ Installed luxury plank flooring in upstairs, 2009
- ☑ Removed carpet and added wood to stairs, 2009
- ☑ Installed HardiePlank lap siding (50-year warranty), 2008

Note: All information should be independently verified

## SUBDIVISION FEATURES

- ☑ Only 39 homes in the subdivision
- ☑ Very low traffic due to only having one street in the subdivision
- ☑ Zoned to Tomball ISD
- ☑ Lakewood Elementary is only ½ mile from the home
- ☑ 4/10 of a mile to Precint 4 Constable station
- ☑ Can bike directly to the Cypress Creek Mountain Bike Trails via Faulkey Gulley Hike & Bike Trails
- ☑ 3 minute walk to Faulkey Gully Hike & Bike trails
- ☑ ½ acre wooded lot with large fenced backyard
- ☑ No MUD/No MUD taxes
- ☑ Property has never flooded

Note: All information should be independently verified