

## Upgrades and Special Features

**11930 Ute Mountain Ln, Tomball, TX 77377**

### Home Amenities:

Generac 22kw Whole House Standby Generator 2022

Galaxy Calacatta Snow Quartz kitchen countertops, 2020

Kitchen subway tile backsplash, 2020

Undermount kitchen sink, 2020

Kitchen gooseneck pullout faucet, 2020

Kitchen cabinet pulls/knobs, 2020

Kenmore gas range with convection baking oven, 2016

Kenmore microwave & vent, 2016

Kenmore dishwasher, 2016

Upgraded vanity in primary bathroom, 2015

Upgraded to seamless shower door in primary bathroom, 2015

3-Tiered wall shelving in breakfast room and primary bathroom, 2020

Mannington wood floors

Custom shiplap accent on fireplace, 2022

Plantation shutters

Upgraded lighting/chandeliers on front porch, foyer, dining room, breakfast room, kitchen, hallway, 2022

Solar screens on back of house

Home Director Central Internet/Cable TV/Phone Wiring System

Wired alarm system

Ring doorbell, 2021

Irrigation system

Landscape lighting, 2015

Backyard patio string lights, 2020  
Water heater 2021  
Air-conditioning system replaced, 2019  
Nest thermostat, 2023  
Exterior paint, 2023  
Roof replaced, 2016  
TechShield Radiant Barrier Roof, 2016

### Neighborhood Amenities:

Gated access  
Property located on a cul-de-sac  
Junior Olympic sized pool  
Child wading pool  
Workout gym  
Party room  
Covered basketball court  
2 tennis courts  
Sand volleyball court  
Children's play areas