

8745 Tollis St., Houston, TX 77055

# STRENGTH & ELEGANCE

**11-INCH-THICK EXTERIOR WALLS  
INSULATED CONCRETE FORM**

**CUSTOM BUILT  
CONSTRUCTION  
WITH MODERN  
UPGRADES**

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## **READY FOR HURRICANE SEASON & WINDSTORMS?**

### **Extremely RARE Quality**

- 11" Thick Exterior Walls with Reinforced Concrete, Insulated Concrete Form (ICF)
- 1" Thick Sheetrock
- Interior Insulated Walls
- Robust 2x4" Trusses 2nd Floor support
- 1.5" Thick Plywood on 2nd Floor
- 60-year Metal Roof
- Slab on Builders Pier

**4 Bedrooms 3 Bathrooms  
3549 SF  
11,343 SF Lot**

### **Attention!**

- *Downstairs Full Bathroom adjacent Flex Room useful for Guests or Hobbies*
- Updated Saltwater Pool
- Timber Creek Subdivision
- Next to Henry Froehner Pocket Park



## Improvements & Upgrades

Downstairs Floors - Updated Tile	\$34,000
Downstairs Washroom Cabinets & Shelves	\$5,000
Downstairs Fireplace/Shelf/Wall	\$16,000
Downstairs Office Cabinetry & More!	\$15,000
Downstairs Workout Room Mirror	\$2,000
Single Bowl Kitchen Sink	\$800
Upstairs Floors - Carpet to Luxury Vinyl Plank	\$17,000
Walkway around Front + Bridge	\$12,000
Exterior House Painted	\$7,000
New HVAC 2023	\$16,000
Katchakid Pool Install	\$3,000
Pool Plaster, Tile, and Coping 2024	\$15,000
Pool Deck	\$12,000
Pool Heater Install	\$3,500
New Pool Motor	\$1,000
Backyard Retaining Wall	\$8,000
Leveling of Yard and Tree Removal	\$10,000
Premium Mosquito Mistors	\$2,500
Garage Storage + Shelves	\$3,000
Fence + Gate (Smart Controlled)	\$27,000
Six Lorex Exterior Security Cameras - App Controlled	\$1,200

## Move In Ready!

Interior repainted, Exterior refreshed,  
Professionally cleaned

## A Home Built to Protect & Last Generations!

## Zoned to Award winning Schools:

Valley Oaks ES, Spring Branch  
MS, Memorial HS

## Modern Living

SS Built-In Gas Range & Hood  
Double Ovens!

Office with Luxury Cabinetry

High Ceilings

Hunter Douglas Window  
Dressings

Porcelanosa Kitchen Cabinets

25' x 14' Primary Bedroom with  
California Closet System

10 Zone Sprinkler System

“Smart” Controlled Gate

Heavy Duty Garage Shelving

Fresh Epoxy Garage Flooring

Expansive Back Yard

Spacious Outdoor Living  
designed for Entertaining

