

PROPERTY UPSELLING FEATURES

1. ONLY A 3.117103% TAX RATE VS. 3.55% NEW CONSTRUCTION ADVERTISED NEIGHBORHOOD TAX RATE!
 - a. **Saves 0.432897% EVERY SINGLE YEAR! = \$2229.33/YEAR SAVINGS BASED ON A SALES PRICE OF \$515,000**
2. Located in the #1 rated school district in Harris County – Tomball ISD
3. Zoned to Tomball ISDs **BRAND NEW** West School Complex
 - a. Elementary school opened for the 2024-2025 school year
 - b. Middle school is scheduled to open for the 2025-2026 school year
 - c. High school is scheduled to open for the 2026-2027 school year
4. 1/3-acre oversized lot with fully automated zoned sprinklers (Front, Sides, and Back)
5. No direct back neighbors
 - a. Back property line is a \$1 million-dollar property in the Stone Lake subdivision
6. Purposefully built on a 45ft land lot vs a 50ft or 60ft land lot for property tax savings
7. WIRED FOR FULL SMART HOME CAPABILITIES
 - a. Ethernet ports hardwired in all rooms throughout the house
8. 5ft extended length driveway
9. Underwent 4 independent home inspections (2 during the building process + 1 at close + 1 before the 2-year warranty process was over)
10. Professional year-round pest control +4 years of home ownership
11. Weekly interior professional cleaning for +3 years of home ownership
12. Enclosed full bathroom and bedroom
 - a. Perfect for an “au pair,” “mother-in-law,” “multi-generational,” or “private home office” space
13. Electric car outlet charging capability built in the garage
14. Professionally installed Safe Racks as a garage storage solution
15. 2.5ft indoor attached garage extension
16. Pre-plumbed indoor garage water softener
 - a. **+\$3,000 water softener system with a carbon filter to be sold with the house**
17. Custom built out indoor gym with floor to ceiling mirrors and 10ft ceilings (Seller has removed all gym equipment that was not attached to the home.)
18. Professionally installed full exterior injected foam wall insulation with an additional +4 inches of insulation added in the attic
19. Barn door upgrade in Master Bedroom
20. All cabinets in the kitchen and bathrooms have custom hardware
21. Home is outfitted with whole home blinds
 - a. 2 bedrooms have custom black out professionally installed blinds
 - i. Child’s Bedroom
 - ii. Master Bedroom
22. Professionally installed Larson storm doors on the front and back doors
23. Brand new, upgraded waterproof carpet with memory foam padding throughout the whole house professionally installed in the summer of 2023
24. Frameless shower enclosures in the master bedroom and enclosed office/bathroom suite in the summer of 2023
25. Armed with a whole home outdoor camera security system **WITH NO SUBSCRIPTION NEEDED** in the summer of 2024
26. Entire home was re-painted and caulked, where necessary, in the summer of 2024
27. Custom front landscaping with spiral accent trees
28. Custom outdoor peak lights with customizable, automated light switch timers
29. Professionally installed toilet wax ring, and flange, in Master bathroom in the 2025

Property Address:

20131 Wild Horse Hollow Ln
Tomball, TX 77377