

## **4117 Tilson Lane – Features & Updates**

Welcome to your dream home in the tranquil, family-friendly, and **never-flooded** neighborhood of **Tilson Acres at Binglewood**! This beautifully updated **3-bedroom, 2-bathroom** home blends **modern upgrades** with **timeless charm**.

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### **Interior Features:**

- Double French doors open to a **versatile office/flex room**
- Elegant **Dining Room** flows from the Flex/Office
- Recently **renovated Kitchen** with:
  - Newer **stainless steel appliances**
  - **Kitchen Refrigerator stays with the home**
  - Fresh paint
- Spacious **Living Area** with:
  - **Vaulted ceilings**
  - **Large windows** overlooking the backyard and sunroom
- **Primary Bedroom Suite:**
  - **Walk-in closet**
  - **Upgraded full shower**
- Two **additional bedrooms** offer flexible space for family or guests
- **Secondary Bathroom** with:
  - Oversized **granite countertop**
  - Shower/tub combo
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### **Security and electronics:**

- Included **Nest Thermostat**
  - **Ring Alarm**
  - **4** included cameras
  - **Window Sensor with** Glass breakage alarm
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### **Enclosed Patio Bar / Sunroom:**

- **Stained glass**
- **Finished concrete floors**
- **Commercial-grade glass door & windows**
- **Granite wet bar**
- **Custom cedar shelving**
- **Wine & beer fridge**
- **Billiard table**

- **Mounted TV**
- **Bistro Set with 4 chairs**
- **Mini-split A/C**

**TV, Pool Table, and Bistro Set stay with the home.** Additional outdoor furniture negotiable.

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 **Exterior & Additional Features:**

- **Oversized shaded backyard** with French drains
  - Cozy **fire pit** area
  - **Fire Pit and Wrought Iron patio furniture** are negotiable
  - **Detached 2-car garage** with:
    - **Workbench & storage**
    - **A/C-equipped extension** with built-in **steel safe, refrigerator, file cabinets** all stay
  - **Newer roof**
  - **Upgraded PEX plumbing**
  - **Expanded driveway - Extra wide**
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 **Location Perks:**

- Walkable to a newly **renovated park & trail**
  - Easy access to **Spring Branch, Memorial, Heights, and Downtown Houston**
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 **Move-In Ready – Schedule Your Showing Today!**

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**Presented By**

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\* Information provided from other sources. Buyer should verify.