

# Upgrades & Special Features

## 2218 Royal Ann Way, Tomball, TX 77375

### RECENT HOMEOWNER'S UPGRADES:

- 2025 – Cabinetry installed in family room
- 2025 – Primary bedroom and both full bathrooms professionally painted
- 2024 – Family room, dining room, kitchen and half bath professionally painted
- 2024 – Added 2nd fence gate on garage side of house
- 2024 – Extended back patio (18x10)
- 2024 – Installed New 28 ft long Pebble-Tec pool that showcases sheer descent waterfalls and a tanning ledge. Also has travertine coping and spray decking.
- 2024 – Cabinetry added in laundry room
- 2023 – Flooring in primary bedroom was updated from carpet to EVP flooring to match the rest of the 1st floor
- 2023 – Gemstone Permanent Holiday Lights installed on exterior (many colors and patterns to choose from)
- 2023 – Samsung Refrigerator (stays with home)
- 2023 – Washer and Dryer (stays with home)

### BUILDER'S UPGRADES – \$25,700:

- 2022 – Meritage Homes Balanced Interior Package added (which is a curated collection of interior design finishes, including flooring, cabinets, and countertops.) The package is part of Meritage Homes broader Design Collections (Linen cabinets, Niagara Quartz and Driftwood EVP flooring)
- 2022 – Steel Manor Exterior
- 2022 – Driftwood EVP flooring on first floor
- 2022 – Ceiling fans
- 2022 – Gutters on rear and sides of house
- 2022 – Therma-Tru front door
- 2022 – Six zone sprinkler system
- 2022 – Window blinds

### ADDITIONAL SPECIAL FEATURES:

- Energy efficient 4-bedroom home with no backyard neighbors
- Gameroom upstairs plus private study downstairs
- Large primary walk-in closet (nearly 15 ft long)
- Smart Home capabilities using an app for the HVAC thermostats, Refrigerator, Oven, Garage door, and front door (keyless entry)
- Zoned HVAC with 2 thermostats
- Neighborhood amenities include pool, picnic tables, playground swings & slides
- Easy access to Grand Parkway (HWY 99)
- Highly sought after Tomball School District

ALL INFORMATION AND DETAILS TO BE INDEPENDENTLY VERIFIED