

# Features of 29726 Orchard Grove Dr Tomball TX 77377

## Interior Features:

- Open floor plan
- Lots of natural light
- Neutral paint colors
- Extensive crown molding
- Slate flooring
- Plantation Shutters
- Art niches
- 2-story entry
- Staircase with wrought iron balusters
- Carpet replaced in 2024
- 2-story family room:
  - Fireplace with gas logs
  - Built-ins
  - Decorative art niches
  - Wood flooring
  - Picture windows with pool and backyard views
- Home office:
  - Doors onto front porch
  - Double crown molding
  - French doors
  - Built-in cabinets
- Formal dining:
  - Doors onto front porch
  - Updated chandelier
  - Double crown molding
  - Chair rail
  - Picture frame molding
- Game room:
  - Built-in stereo connections
  - Wood floors
- Lots of storage – walk-in closets

## Kitchen Features:

- Granite counters
- Crown molding
- 4 burner gas cooktop
- Slate backsplash
- Island
- Built-in double ovens

All information deemed to be accurate but cannot be guaranteed. All information per sellers.

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- Built-in microwave
- Decorative drawer and cabinet pulls
- Large, walk-in pantry
- Built-in desk

## **Primary Bedroom and Bathroom Features:**

- Crown molding
- Large sitting area
- Gas log fireplace
- Double sink vanity with gentleman's height sink
- Updated light fixtures
- Tile flooring
- Shower with seamless glass and tile surround remodeled in 2021
- Jacuzzi tub
- Linen closet
- Large, walk-in closet with built-in shelving

## **Exterior and Outdoor Features:**

- Wooded lot
- Stone and Brick front elevation
- Covered brick front porch
- Driveway gate
- 3 car detached garage
- Porte cochere
- Irrigation system – front yard
- Sports pool (built in 2022 by Texas Pool):
  - Chlorine
  - Pebbletech
  - Waterfall
  - 5'6" max depth
  - 13k gallons
  - Heated hot tub

## **Mechanical and Structural:**

- Roof replaced in 2016
- (1) A/C system replaced in 2023
- All operable windows replaced with double pane windows (transferable warranty) in 2021
- Front fence (left side) installed in 2022

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