

Property Improvements & Upgrades

18543 Royal Mist Ln
Tomball, TX 77377

Property Highlights

- Premium cul-de-sac lot
 - 8,733 SF lot
 - 2,593 SF home
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Major Mechanical & Structural Improvements

Roof & Exterior Systems

- NEW premium roof installed (2019)
 - Upgraded 50-year architectural shingles
 - Significant long-term value and peace of mind for future owners
- Annual roof inspections performed

HVAC & Water Heater

- New heating unit (2018)
- New water heater (2020)
- New A/C and heating circuit board (2023)
- Thermopile/control panel replaced (2024)
- HVAC tune-up completed (2026)

Garage

- New garage door (2021)
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Interior Modernization & Functional Updates

Paint & Flooring

- Entire home repainted (interior and exterior) (2025–2026)
- Premium scratch-resistant, pet-friendly luxury vinyl flooring installed (2023)

Kitchen Improvements

- Large single-basin kitchen sink installed (2019)
- Premium kitchen faucet installed (2019)
- New garbage disposal installed (2019)
- New dishwasher installed (2024)

Bathrooms

- New toilets throughout the home (2021)
- Updated bathroom faucets, drains, and light fixtures throughout the home (2021–2023)
- Wainscoting added to bathrooms
- New master bedroom window seating area (2024)

Lighting & Electrical

- New ceiling fans and light fixtures throughout the home (2021–2023)
- Four smart/app-controlled lighting systems installed
- New outlet covers throughout the home
- New smoke detectors throughout the home (2026)
- Two carbon monoxide detectors installed (2025)

Storage & Organization

- Laundry room cabinetry and shelving installed
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Outdoor Living & Landscaping Improvements

Patio & Entertainment Areas

- Custom fire pit area with seating and lighting (2018)
- Flagstone extension near kitchen window (2019)
- Flagstone walkway connecting back patio to gate (2020)
- New front and back porch light fixtures (2022)
- New exterior garage light (2020)
- Extended covered patio area

Yard & Access Improvements

- Extra-wide backyard gate installed (2026)
- Stepping stone walkway added to driveway (2026)

Fencing

- Rear perimeter fencing replaced (2022–2024)
- Gate area fencing replaced (2026)

Estimated Investment in Improvements

The sellers have invested approximately \$18,000–\$25,000 in upgrades, maintenance, and improvements to the property, including major mechanical systems, exterior enhancements, interior modernization, and outdoor living features.

384,900