

Onpoint Property Management, LLC

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Property Features & Upgrades

22939 Spring Willow Dr, Tomball, TX 77375

Property Overview

Address	22939 Spring Willow Dr, Tomball, TX 77375
Property Type	Single-Family Residence, Traditional style
Bedrooms	4 (All bedrooms on first floor)
Bathrooms	2 full baths
Living Area	1,830 sqft
Lot Size	7,705 sqft (0.18 acres) — Corner lot
Year Built	1978
Stories	1 (Single story)
Garage	2-car attached, fully renovated
Exterior	Brick
Roof / Foundation	Composition / Slab
Subdivision	Willow Forest Sec 1
HOA	\$464/year (mandatory) — Community pool included
Kitchen	Granite countertops, white cabinets, tile backsplash, pantry, breakfast area
Primary Bath	Double sinks, oversized shower, walk-in closet, barn doors
Living Room	Brick fireplace with wood mantle, wood beams on ceiling, French doors to patio
Flooring	Carpet, tile, vinyl plank
Cooling / Heating	Central electric cooling, central gas heating
School District	Klein ISD — Schultz Elementary (B), Hildebrandt Intermediate (B), Klein Oak High School (A)
Exterior Features	Corner lot, large backyard, fantastic patio area, fresh landscaping

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Premium Upgrades & Enhancements

This charming single-story home on a desirable corner lot has been thoughtfully upgraded with premium materials and meticulous attention to detail. Each enhancement was designed to elevate both the aesthetic appeal and functional living experience of the home. Below is a detailed breakdown of every upgrade completed:

1. Fresh Exterior Paint — Entire Home

Complete exterior repainting of the whole house

- Full exterior repaint covering all brick, trim, eaves, soffits, and fascia boards for a refreshed, modern appearance
- Premium exterior-grade paint selected for UV resistance, moisture protection, and long-lasting color retention in the Texas climate
- Professional surface preparation including cleaning, scraping, sanding, and priming of all areas before paint application
- Color palette chosen to complement the home's brick exterior and enhance curb appeal for a strong first impression
- All trim, doors, and accents painted with a coordinated color scheme for a cohesive and polished look
- Improves weather resistance and protects the exterior surfaces from sun damage, moisture, and wear

2. Chandeliers — Dining Room & Breakfast Area

Elegant new chandelier fixtures installed in the dining room and breakfast nook

- Beautiful new chandelier installed in the formal dining room, creating an elegant focal point for meals and gatherings
- Coordinating chandelier installed in the breakfast area, adding warmth and character to the casual dining space
- Fixtures selected to complement the home's traditional style and the kitchen's white cabinetry and granite countertops
- Enhances the ambiance of both dining spaces, providing layered lighting that works for everyday meals and special occasions
- Professional installation with proper electrical connections and ceiling support for safe, secure mounting
- Adds a touch of luxury and sophistication that buyers immediately notice when entering the home

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3. New Stainless Steel Stove & Refrigerator

Brand new kitchen appliances installed

- Brand new stainless steel stove installed, providing reliable cooking performance with a modern, clean appearance
- New stainless steel refrigerator included with the home, offering ample storage and energy-efficient operation
- Stainless steel finish coordinates seamlessly with the existing kitchen appliances for a unified, modern look
- Both appliances are new and under manufacturer warranty, providing peace of mind and zero immediate replacement costs for the buyer
- Kitchen already features granite countertops, white cabinetry, tile backsplash, and pantry — the new appliances complete the updated kitchen package
- Move-in ready kitchen with no appliance expenses — a significant value-add for buyers seeking a turnkey home

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4. New A/C System (2024)

Complete HVAC replacement with a brand new air conditioning unit

- Brand new air conditioning system installed in 2024, providing reliable and efficient cooling throughout the entire home
- Modern, energy-efficient unit that reduces monthly electricity costs while maintaining consistent comfort in all rooms
- New system provides improved air flow and temperature control compared to older units, ensuring even cooling across the single-story layout
- Manufacturer warranty provides coverage for years, giving the buyer confidence and eliminating the concern of an aging AC system
- One of the most valuable upgrades for buyers — a new AC system eliminates a potential \$6,000-\$8,000 expense that buyers factor into their offers
- Professional installation completed by a licensed HVAC contractor with proper sizing, refrigerant charging, and system testing
- New condenser unit, evaporator coil, and all necessary electrical connections replaced for a complete system upgrade

5. Complete Garage Renovation with Epoxy Flooring

Full garage remodel including premium epoxy floor coating

- Premium epoxy floor coating applied to the entire garage surface, creating a durable, seamless, and professional finish
- Epoxy coating is highly resistant to oil stains, chemicals, abrasion, and moisture — ideal for a garage environment
- Easy-to-clean surface that can be swept or hosed down, maintaining a showroom-quality appearance for years
- Garage walls freshened with new paint, creating a bright, clean, and finished look that extends the home's interior quality
- Improved lighting fixtures installed for better visibility and functionality in the garage workspace
- Epoxy floor enhances the perceived value of the garage space, transforming it from a basic parking area into a premium, usable room
- Professional surface preparation including concrete etching, crack repair, and degreasing before epoxy application for optimal adhesion
- Coordinated color flake finish selected to complement the home's color palette for a cohesive, designed look

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6. Primary Bathroom — Vanity, Lights & Shower Door (2025)

Updated primary bathroom with new vanity, lighting, and glass shower door

- Brand new vanity installed in the primary bathroom (2025), featuring contemporary cabinetry and a modern sink and faucet
- New vanity mirror and upgraded lighting fixtures installed above the vanity for a bright, refreshed look
- Elegant new glass shower door installed on the oversized shower, replacing any curtain or older enclosure for a clean, modern appearance
- Glass shower door features premium hardware and a sleek design that makes the shower feel larger and more open
- Vanity and lighting upgrades transform the primary bathroom into a relaxing, spa-like retreat for daily comfort
- All fixtures and hardware selected to coordinate with the home's overall design palette for a cohesive look
- 2025 installation means all components are new and under warranty — zero replacement costs for the buyer
- Primary bathroom also features double sinks, a walk-in closet, and sliding barn doors for a unique, stylish touch

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7. Ceiling Fan — Primary Bedroom

New ceiling fan installed in the primary bedroom

- New ceiling fan installed in the primary bedroom, providing improved air circulation and temperature comfort year-round
- Fan features a modern design that complements the bedroom's decor and the home's traditional style
- Energy-efficient operation that helps reduce cooling costs by distributing air evenly throughout the room
- Built-in light fixture provides additional overhead lighting, enhancing the functionality of the primary bedroom
- Quiet motor operation ensures restful sleep without noise disturbance
- Professional installation with proper ceiling support and electrical connection for safe, secure mounting

8. Exterior Light Fixtures — Front Entry

New outdoor lighting installed at the front door and entry area

- New exterior light fixtures installed at the front door, enhancing the home's curb appeal and evening appearance
- Fixtures provide warm, welcoming illumination for the front entry, improving safety and visibility at night
- Design selected to complement the fresh exterior paint and the home's traditional brick facade
- Durable, weather-resistant construction ensures long-lasting performance in Texas heat, humidity, and storms
- Energy-efficient bulbs provide bright illumination while keeping electricity costs low
- Enhances the front entry as a focal point, creating an inviting first impression for guests and potential buyers
- Coordinates with the home's overall exterior lighting scheme for a cohesive, designed look

9. Professional Lawn Maintenance & Fresh Mulch

Careful lawn maintenance and fresh mulch application throughout the landscaping

- Lawn meticulously maintained with regular mowing, edging, and trimming for a neat, manicured appearance
- Fresh mulch applied to all flower beds, trees, and landscaping areas for a clean, polished, and well-cared-for look
- Mulch helps retain soil moisture, suppress weed growth, and regulate soil temperature — benefiting plant health
- Fresh landscaping and mulch immediately enhance curb appeal, making the home stand out in the neighborhood and in listing photos
- Corner lot position is showcased to its full potential with well-maintained grass and defined landscaping beds
- Large backyard and patio area also maintained, providing an inviting outdoor space for entertaining and relaxation
- Attention to exterior maintenance signals to buyers that the home has been cared for inside and out

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10. Professional Attic Cleaning & New Insulation

Attic professionally cleaned and insulation fully replaced

- Attic professionally cleaned and cleared of old debris, dust, contaminants, and any rodent or pest residue for a safe, sanitary space
- Old insulation completely removed and disposed of properly, eliminating any trapped allergens, moisture, or degraded material
- Brand new insulation installed throughout the entire attic, improving the home's thermal performance and energy efficiency
- Upgraded insulation helps maintain consistent indoor temperatures, reducing the load on the new 2024 A/C system and lowering monthly energy costs
- Fresh insulation improves indoor air quality by reducing dust, allergens, and airborne particles that can enter the living space from the attic
- Professional installation ensures proper coverage and R-value for the Texas climate, maximizing the insulation's effectiveness
- New insulation also provides sound dampening benefits, reducing exterior noise transmission into the home
- A clean, freshly insulated attic is a strong selling point — buyers appreciate knowing the home has been maintained in areas they rarely see

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Upgrade Summary

Upgrade	Scope	Key Benefit
Fresh Exterior Paint	Entire home exterior, trim, fascia	Curb appeal, weather protection
Chandeliers — Dining & Breakfast	Dining room and breakfast area	Elegant ambiance, focal point
New Stove & Refrigerator	Stainless steel kitchen appliances	Move-in ready, zero buyer cost
New A/C System (2024)	Complete HVAC replacement	Energy efficiency, buyer confidence
Garage Renovation — Epoxy Floor	Epoxy coating, walls, lighting	Premium finish, durability
Primary Bath — Vanity, Lights, Shower Door	Vanity, mirror, lighting, glass door (2025)	Spa-like retreat, modern appeal
Ceiling Fan — Primary Bedroom	New fan with light fixture	Comfort, air circulation
Exterior Lights — Front Entry	New fixtures at front door	Safety, curb appeal, evening look
Lawn Maintenance & Mulch	Mowing, edging, fresh mulch beds	Manicured exterior, curb appeal
Attic Cleaning & New Insulation	Professional cleaning, new insulation	Energy efficiency, air quality

Community & Location

Located in the established Willow Forest community in Tomball, this home offers the perfect combination of suburban tranquility and convenient access to shopping, dining, and major highways. The community features a pool included with the low HOA of only \$464/year. The home's corner lot position provides additional privacy and outdoor space, while the large backyard and patio area create the perfect setting for relaxation and entertaining.

Assigned Schools — Klein ISD

Level	School	Rating
Elementary	Schultz Elementary	B — Good
Intermediate	Hildebrandt Intermediate	B — Good
High School	Klein Oak High School	A — Excellent

This property represents an exceptional opportunity to own a meticulously upgraded, move-in ready home on a desirable corner lot in Tomball. Every enhancement has been completed with attention to detail, quality materials, and professional installation. Schedule your private showing today.