8231 Terra Valley Ln

LOCATION OVERVIEW

This home sits in Miramar Lake, an established, family friendly community in Tomball known for its quiet streets and welcoming neighbors. Residents enjoy a neighborhood lake with a fishing pond and walking path, all while being just minutes from shopping, dining, everyday necessities, and major freeways that make commuting and travel easy.

SCHOOL INFORMATION

SCHULTZ ELEMENTARY SCHOOL

HILDEBRANDT INTERMEDIATE SCHOOL

KLEIN OAK HIGH SCHOOL

AVERAGE BILLS

ELECTRIC
$325 (YEARLY AVERAGE)

GAS
$60

WATER
$50

AGE OF ROOF
10 YEARS

AGE OF WATER HEATER
3 YEARS

AGE OF HVAC
LESS THAN 1 YEAR

NOTABLE FEATURES + UPGRADES

SPACIOUS KITCHEN WITH UPDATED MICROWAVE, DISHWASHER, AND COOKTOP

DOWNSTAIRS PRIMARY SUITE OFFERING COMFORT AND PRIVACY

MEDIA ROOM PERFECT FOR ENTERTAINING AND FAMILY MOVIE NIGHTS

NEW AIR CONDITIONING SYSTEM AND FURNACE INSTALLED JUNE 2026

WATER HEATERS UPDATED IN 2023 AND JUNE 2026

ROOF REPLACED FEBRUARY 2016

SPRINKLER SYSTEM INSTALLED 2023

UPDATED GARAGE DOOR OPENER JUNE 2026

NEIGHBORHOOD LAKE WITH FISHING POND AND WALKING PATH

LOFT WITH WET BAR PLUS A BONUS ROOM FOR ADDITIONAL ENTERTAINING SPACE

DEDICATED HOME OFFICE AND FORMALLIVING AND DINING ROOMS