



Updates & Features

13522 Via Toscano Lane, Cypress, Texas 77429

- 4-5 bedrooms, 4 full bathrooms
- Elegant front entry features grand staircase with oak bannister, solid maple wood steps & wrought iron spindles, 16" porcelain tile with granite inlay & a cathedral ceiling with a beautiful chandelier
- Study with crown molding, plantation shutters & solid maple wood floor has full bathroom & 2 closets and can be used as 5th bedroom
- Formal dining room with crown molding, plantation shutters & distressed Hickory wood floor
- Formal living room with crown molding, plantation shutters & distressed Hickory wood floor
- Gourmet style island kitchen features granite countertops, gas cooktop, double ovens, 42" cabinets, crown molding, 16" porcelain tile & tumbled marble backsplash with slate inserts
- Large open family room has 2 story ceiling, gas log fireplace with granite surround, art niches, double crown molding and surround sound
- Master retreat boasts coffered ceiling, crown molding & plantation shutters
- Master bathroom is complete with his/her vanities, corner whirlpool tub, separate shower, 2 closets
- Large upstairs secondary bedrooms all have ceiling fans & walk-in closets
- Large game room upstairs features built-in bookshelves, crown molding & solid maple wood floor
- Multi-purpose room (media room) is wired for surround sound
- 6" baseboards



- Recent roof 2016
- A/C 2015
- Tank less water heater 2017
- Neutral paint throughout
- Water softener 2005
- Radiant barrier (ask for inspection details)
- Covered back patio 2005
- Large backyard
- 3 car garage
- Installed French drain on the right side of the house. 2019
- New soil in front of the house with new flower bed. 2019
- Outdoor gas line hook up
- In ground sprinkler system