

ABOUT 12723 Chriswood Dr. Cypress, TX

- Beautifully maintained home on a quiet street in Lakewood Forest
- Crown molding throughout the home
- Large beautifully landscaped backyard, room for pool!
- Soaking Bathtub with double sinks in Master
- Master Closet has built-in shoe rack and shelves
- 2 Car Garage with extra room for a work shop, peg boards for organization
- 2008 TRANE SEER 16 outdoor unit with 2 speed compressor; Indoor unit and ductwork have bypass damper control system which allows the single system to serve 3 ZONES independently: Master, Upstairs & downstairs have own thermostats. System's installation cut the previous electric bills by 50%
- The property has covered gutters on the home

2019 Upgrades & Repairs

HVAC Service – Replaced Fan Motor for HVAC Condenser System

Replaced Flex Air Ducts in attic instead of cleaning; hung per HVAC code help with condensation

Painted Dining Room, Kitchen, Utility, Entry Way & ceilings

Master Bath: Removed Wall Paper-float, texture and painted

Master Bath: New Trim kit and caulked

Upstairs Bathroom: Removed Wall Paper-float, texture and painted

Bedroom upstairs- repaired and painted

Installed new fans in the 4 bedroom

Dining/Office - Remove existing floor, passed moisture test, leveled and new floor installed

Repaired leak under kitchen sink;

Replaced attic access ladder, new door

Secured Attic floor decking and installed adequate walkway near mechanical equipment

Installed Fire Resistant barrier between garage and home access

Landscaped mulched and moved away from foundation

Trees trimmed away from home, leaves blown off the roof

Confirmed the steel support beam in the garage was installed by owner to pull engines