

Updates, Features & Amenities

16627 Darby House Street, Cypress, Texas 77429

- *4 bedrooms, 3.5 bathrooms, 3 car detached garage with 7' extension*
- *Front entry features tile flooring, leaded glass door, 2 story ceiling, hardwood staircase, fantastic arched window above the front door and direct access to both formals*
- *Formal living room with crown molding and hardwood floor – can also be a study or flex room*
- *Formal dining room with chair rail and crown molding, hardwood floor and ceiling fan*
- *Kitchen features spacious Corian countertops, lots of cabinets, tile floor, tile backsplash, new stainless-steel faucet and white appliances, new LED lights*
- *Large open family room with 2 story ceiling, centered fireplace with tile surround, built-in bookcases, hardwood floor*
- *New NEST thermostats upstairs and downstairs*
- *Master bedroom with crown molding, ceiling fan, hardwood floor*
- *Master bathroom is complete with his/her vanities with granite countertops, framed mirrors and new Delta faucets, new light fixtures, whirlpool tub with new Delta faucet, separate shower with frameless door, large walk-in closet*
- *3 large secondary bedrooms upstairs all have ceiling fans and new carpet*
- *Jack 'n Jill bathroom and full-sized bathroom both have granite countertops, new light fixtures, new Delta Faucets and framed mirrors*
- *Upstairs gameroom has ceiling fan and custom built-ins*
- *New Kwikset SmartKey locks on front, back and garage doors*
- *Entire interior of home recently painted*
- *Large back yard with mature trees and custom-built wood deck and cover*
- *Annuals planted in front and back yards*
- *Sprinkler system with wi-fi control system*
- *Water leak detectors on attic A/C and water heaters*

- *All AC vents and units in attic recently deep cleaned*
- *Solar film on all high windows (without window coverings) on back of house*
- *Solar screens on lower windows on back of house*
- *New roof – 2016*
- *New fence – 2017*
- *Walking distance to pool and playground*

Amenities

- *175 acres of recreational facilities*
- *Freeform swimming pool with fountains & lazy river feature*
- *Lap pool*
- *Splashpad*
- *Lighted tennis courts*
- *Indoor fitness center*
- *Fishing ponds*
- *Parks*
- *Playgrounds*
- *5 miles of greenbelt trails*
- *Neighborhood patrols*
- *Annual community events such as summer concerts, parades, fairs, etc.*
- *Sports fields*
- *Award-winning Cy-Fair ISD schools*