

**11407 COLUMBIA PINES LANE E
CYPRESS TX 77433-1646**

AMENITIES & UPGRADES

- SOLAR SCREENS ON ALL WINDOWS
- OVER 50 PHILIPS HUE SMART LIGHT BULBS W/30 YEAR WARRANTY. These are the lights that can be controlled – on/off and change color - through your phone (Alexa or Apple) via the Internet.
- WATER SOFTENER
- HALF BATH DOWNSTAIRS FOR GUESTS
- WOOD FLOORING THROUGHOUT THE DOWNSTAIRS EXCEPT FOR WET AREAS
- WOOD FLOORING STAIRCASE AND IN WALKWAY AND THEATER/GAME ROOM
- 2 STAIRWAY ACCESSES TO THE ATTIC
- SEPARATE LINEN CLOSET UP
- STUDY NOOK AND BOOKCASE
- 9' CEILINGS THROUGHOUT THE HOME
- CARPETS IN ALL SECONDARY BEDROOMS
- TWO FULL BATHROOMS UPSTAIRS – TILE IN ALL WET AREAS
- HVAC MAINTENANCE DONE
- LOCATED IN A CUL-DE-SAC

STUDY:

- LARGE STUDY
- CROWN MOLDING
- FRENCH DOORS FOR PRIVACY
- WOOD FLOORING

FAMILY ROOM:

- TV WALL MOUNT, WIRED FOR SURROUND SOUND
- WOOD FLOORING

OUT DOOR KITCHEN:

- TV THAT STAYS WITH THE HOUSE
- ACCESS FROM FRENCH DOORS TO THE O/D KITCHEN
- PRIMO SMOKER
- BUILT IN GAS GRILL
- REFRIDGERATOR
- WORKING SINK WITH WATER
- FAN
- COVERED PATIO OVER GRILL AREA

POOL:

- COLOR CHANGING LIGHTS – REMOTE CONTROLLED
- SLIDE
- 2 WATERFALLS
- SPA HEATS UP QUICKLY TO 104 DEGREES
- POOL HEATER
- 25,000-30,000 GALLON POOL
- PUMP REPLACED IN 2017
- OUTDOOR SPEAKERS
- 8' DEPTH NEAR WATERFALL

BACKYARD:

- GATE ACCESS TO WALKING TRAIL & GREEN SPACE
- SECOND COVERED PATIO THAT ACCESSES MASTER BEDROOM

GARAGE:

- SHELVING STAYS
- EXTRA STORAGE AND DOOR TO BACK YARD

KITCHEN:

- GAS RANGE & OVEN
- WALK-IN PANTRY
- GRANITE COUNTERTOPS
- 5 SMART LIGHT BULBS – PHILIPS HUE

MASTER BEDROOM:

- FRENCH DOOR TO POOL AREA
- COVERED PATION WITH DRIOP DOWN BLIND FOR SUN CONTROL
- OVERSIZED CLOSET
- JETTED GARDEN TUB AND SEPARATE SHOWER
- DOUBLE SINKS
- PRIVATE TOILET
- LINEN CLOSET IN BATHROOM

UPSTAIRS BEDROOMS:

- CARPETED BEDROOMS
- TWO BEDROOMS SHARE A BATHROOM – SEPARATE SINKS WITH SHARED TUB AND TOILET AREA
- WALK IN CLOSET FOR ONE BEDROOM
- TWO CLOSETS FOR THE OTHER SHARED BEDROOM
- THIRD BEDROOM HAS ACCESS TO FULL BATH, STUDY NOOK AND WALK IN CLOSET

GAME/THEATER ROOM

- WALL MOUNT FO TV
- WIRED FOR SURROUND SOUND