

Home Features & Neighborhood Features

16526 Westwego Trail Cypress, Texas 77429



- Sprinklers updated with 5-year warranty 5/2019
- Roof less than 2 years old- replaced 04/2018
- All A/C and furnaces replaced 11/2013, April Aire filters and attic stairway tent added.
- Master Bath remodel new tub, recirculating hot water pump, frameless shower 2013
- Master Bath includes mounted TV for easy relaxing
- Large extended master bedroom that one can make a sitting area, computer area, workout area, or a baby bed for a new mom
- Study with custom built ins. Wood floor under cabinets and desk if desire to remove built-ins.
- Surround sound built in speakers
- Reverse Osmosis Water System unit under kitchen sink
- Hot water dispenser
- Whole house generator 6/5/2012 custom fitted for the home. Tests itself every Wed at 6pm.
- Stainless Steel appliances
- No carpet all tile and hardwood even in the closets

- Large Master closet which includes clear shoe pull out drawers
- Outdoor kitchen with refrigerator
- Wine refrigerator built into kitchen island
- Granite counter tops with extended island
- Window treatments which includes easy to maneuver custom blinds
- Wroth iron driveway gate
- Oversized 3 car garage with epoxy painted floor
- Storm Door-Front Entrance door
- Ring Door bell
- Pre-wired in-home alarm system
- Cat 5 wiring to most rooms with switch in Master Closet
- Nest Thermostats
- French drains in back yard
- Trash Day Tues and Friday. Recycle picked up on Tues
- Back yard awnings and sun blocking awning
- Ceiling fans throughout home
- Plantation shutters on front view windows
- Covered patio with flagstone flooring
- Large landscaped back yard
- Custom Window curtains throughout home
- French Drains
- Subdivision has lots of walking trails nurtured by trees, which includes water fountains, benches, paved running trails and nature trails
- Resort style swimming pool which also includes Jr Olympic lap lanes for the advanced swimmers
- 6 lighted Tennis courts
- Large recreational center which includes a full kitchen
- Fitness Clubhouse with cardio equipment, free weights and cable weight machines
- Covered patio area for outdoor workouts and picnics
- Mins from grocery stores, movie theater, eateries, The Berry center, The Houston Premier Outlet mall
- Mins from Highway 290, Highway 99, Beltway 8 and Highway 249 is nearby.

Coles Crossing A BETTER PLACE TO PLAY

Coles Crossing's master plan devotes 175 acres to recreational amenities, with an emphasis on preserving wooded natural areas and creating inviting spaces where families, friends and neighbors can come together. Currently, the Coles Crossing HOA is in the planning process to provide several additional updates and improvements throughout our community. The "Master Planning" process looks forward five and ten years to provide for an ongoing plan and direction for our community.

This includes detailed feasibility studies for additional trails, additional features and improvements to our pools, landscape, tennis courts, fitness facility, sports fields, and community center. Some of these "Master Plan" improvements will start to take form this year and through 2012. Coles Crossing's amenities include: Coles Park, a wooded preserve featuring a unique "Lazy River" swimming pool, an old-fashioned gazebo bandstand, two playgrounds, a 12-station exercise trail, and sports practice fields for soccer, baseball and other sports.

Of special note, Coles Park is home to "Cole," a life-size bronze statue, and "Uncle Bend" the community's unique crooked pine tree. Coles Commons, an energizing amenity offering six lighted tennis courts, an indoor fitness center, and a playground. Coles Commons hosts regular activities such as tennis lessons and league tennis play.

Coles Mill, a scenic park featuring a fish-stocked pond, a fishing pier, greenbelt trails and a playground. Coles Arbor, Coles Pond and Coles Lake are beautiful passive parks with natural lakes, fountains and gazebos. Coles Nature Park preserves 56 wooded acres along Cypress Creek. This park includes a 2.5- mile nature trail and an outdoor classroom for school and community groups. Schools Coles Crossing is proud to be a major supporter of our top-rated Cypress-Fairbanks Independent School District, the largest "Recognized" school district in Texas, as rated by the Texas Education Agency.

The individual schools attended by Coles Crossing students are also highly acclaimed, including Sampson Elementary, Goodson Middle School, and Cy-Woods High School. Following are locations and phone numbers for Cy-Fair schools attended by Coles Crossing residents. For complete information on Cy-Fair ISO, please visit the district's official website at www.cfishd.net. For bus schedules, please call each individual campus.

Sampson Elementary - 16002 Coles Crossing Drive - 281.213.1600

Spillane Middle School - 13403

Woods Spillane Blvd - 281-213-1645

Goodson Middle School - 17333 Huffmeister - 281.373.2350

Cy-Woods High School - 16825 Spring Cypress Rd. - 281.213.1727

Science Resource Center- Telge Rd at Hwy 290 - 281.897.4004