

A Minute with the Seller's

15206 Colecrest Court, Cypress, TX 77429

1. Why did you decide to buy this home for yourself?

This house was a gem with so much potential that we have been able to see materialize over the years. It is tucked in the pocket of a double cul-de-sac, has a huge pie shaped back yard, has no back neighbors, and is nestled adjacent to the luxury communities of Rock Creek and Longwood. When we purchased the house, the over 13,000 square foot lot was an empty canvas – and since then, we have invested in a cedar and limestone back patio with built-in seating and fire pit and beautifully landscaped back yard complete with garden path to back gate entry-way for peaceful weekend walks through Rock Creek subdivision.

2. What do you think are the best features of your home?

We love the one story, open concept, ranch-style layout of this house. With the Hill-Country limestone and cedar back living space – this wonderful home really has a retreat-like feel. Additional niceties include front and back yard programmable sprinkler system, ready-made slab in back yard for optional shed, shelving in garage, water filtration system in kitchen, double ovens and extended backyard living space complete with fire pit and built in seating.

3. Tell me what you like best about your neighborhood.

This is a great neighborhood with walking trails and a beautiful pond with fountain at front entrance. We love the easy access to: restaurants, shopping, church, airport, medical centers, etc. Our double cul-de-sac has quite a community feel. President of HOA lives right across the street, and immediate neighbors are quite friendly – there have even been cul-de-sac Christmas parties complete with community crafts and woodworking to create customized theme yard ornaments. Great community environment with fantastic neighbors.

4. What are your favorite places for recreation, shopping, and eating nearby?

Community is close in either direction to The Vintage/Willowbrook area as well as Towne Lake eating/shopping. Many gym options in immediate area, as well as great schools, churches, and movie theaters.

Useful Property Information:

	Summer	Winter
Average Electric Bill	141.46	75.21
Average Gas Bill	34.83	46.88
Average Water Bill	151.06	71.80
Air Conditioner	Yes	
Furnace	Yes	
Water Heater	Yes	
Dishwasher	Whirlpool Gold	
Garbage Disposal	Yes	
Water Filtration System	Apec Water	
Microwave	Whirlpool Gold	
Ovens	GE Double Ovens	

Upgrades	Year Completed
Dishwasher	2008
Programmable Sprinkler System	2009
Cedar & Limestone Covered Patio and Fire Pit	2014
Slab for Shed	2014
Water Heater	2017
Edison Light Fixtures (Dining & Foyer)	2017
Designer Ceiling Fans (Master, Office, Family Room)	2017
Shelving in Garage	2018
Backyard Fence	2019
Freshly Painted Kitchen	2020
Refinished Kitchen Cabinets	2020

Are there any exclusion, or items you are not including with the sale of the property – and if so, please list:

We are not including refrigerator nor washer/dryer with the sale of the property. We are also not including patio furniture (wooden bench nor iron chaise lounges)