

**20434 HORSESHOE CANYON DR, CYPRESS
77433**

FEATURES

- *ALL brick and stone front elevation; All bricks on the 1st floor.*
- *No back neighbors,*
- *One owner home, maintained in tip top condition. No pets, No smoking.*
- *2 bedrooms down- primary and another room with closet. This can be used as an office/study or 5th bedroom*
- *1 full bath outside the guest bedroom/office downstairs;*
- *Formal dining room with crown molding, chair railing, rounded corners, arches, laminate flooring at entry, hallway and dining room;*
- *Owner leaving behind beautiful entertainment center in Family room bought in 2017 from Star Furniture for \$2700+ and the dining table and chairs, bought in 2019 for \$700 from Exclusive furniture.*
- *High Ceilings, open and spacious floor plan; Floor to ceiling Stone Fireplace in the Den*
- *3 bedrooms, game room, 1 full bath on 2nd floor*
- *Covered patio in back yard;*

- *Automatic garage door opener, sprinkler system*
- *Neighborhood amenities include a swimming pool, fitness center, splashpad, jogging trails, lakes, security patrol every few hours. The Canyon Lakes West is an 1800-acre Master Planned sister Community to Stone Gate and Canyon Lakes at Stone gate and residents have full privileges to the amenities of these communities including the Splashpad Texas*
- *Canyon lakes west is powered by AT&T and Canyon Gate monitoring services. This exclusive benefit gives residents discounted bulk services including fiber-to-the-home, high speed internet and security monitoring.*