

## 12311 Terrace Cove Ln. Cypress, TX 77433

### **Home Details**

2 Story, Built in 2011, lot large enough for pool, 3,242 sq. ft., Open floor plan, 4/3/3, 2 bedrooms 2 baths down, 2 bedrooms 1 bath up, study, formal dining room, media room, game room, Covered front porch, covered and open back patio, **on the water** and connected to Community walking trails. NOTE: Never Flooded. Original owner. Owner/Agent

### **Features, Upgrades and Improvements List**

- Energy Star Certified
- Upgraded Stone and Wood Exterior
- Corner Gas Starter Fireplace and Surround Sound in Living Room.
- Spacious Gourmet Island Kitchen with Granite Counters and Beautiful Mocha 42" Cabinets, Under Cabinet Lights, Can Lights and Pendent Lights
- Walk-in Pantry
- Tile Floors in all wet areas, Carpet upstairs, Luxurious Vinyl 30 year warranty flooring downstairs wood plank look installed in last quarter of 2019
- Media Room with surround sound and wired for home theater system.
- 3 Car Tandem Garage with Epoxy floor covering, floored attic over garage
- Built-Ins, Storage and Workshop Area in Garage
- Wood Plantation Shutters throughout whole house with 3 ½ "wide slats
- House Surge protection
- Solid Front Door
- Extended entry closet
- Added Bay Windows in Owners Suite
- Enlarged Owners Bathroom to add 2 separate sinks, a lowered makeup vanity, 36" high counters, seasonal rods in closet, linen cabinet in water closet, 2 tile corner shelves and seat in shower and a deep jetted tub
- Elongated Toilets in all Bathrooms
- Linen Cabinet above Toilet in upstairs Bathroom and Linen Closet in Downstairs Bathroom
- \$6,000 Custom-Built Queen-Size Murphy Bed with Upgraded Mattress, Built in shelves and drawers on each side in one of bedrooms upstairs
- Whole House Water Softener & Filtration System
- \$7,250 Custom Built Waterfall at top of stair landing
- Outdoor gas fireplace
- A Zoned Sprinkler System Covers Yard, and All Landscaping
- Gutters around Whole House
- Rod Iron Fenced Backyard with Back Gate to Access to Lake and Walking Trails.

### **\*\*\*\*Exclusions:**

- Washer, Dryer, Refrigerator, all puppy fencing, red rolling tool box in garage
- All Décor, Framed Mirror in Formal Dining Room, Flowerpots front and back, indoor and outdoor furniture

### **Negotiable:**

- Movie Theater Room Prints (\$2,750 value), Pool Table with cue sticks, balls, cue and ball rack and two Game Room Stadium Chairs with drink holders (\$9,000 Value)

### **Bridgeland Amenities**

Dragonfly Park, Bridgeland's newest amenity spans 25-acres and is surrounded by a 25-acre lake. This state-of-the-art activity center includes a well-appointed fitness center, flex rooms, playground, sprayground, tennis courts, open play field, basketball court, dog park, kayak launch, and hike and bike trails. The swimming complex features a fitness pool and fitness lawn, leisure pool with beach entry, lazy river, and rope swing.

## Bridgeland Amenities

Bridgeland is your connection to inner peace and outdoor living, thanks to 3,000 acres of lakes and trails amid 11,400 acres of luxury living. Dragonfly Park, Bridgeland's newest amenity spans 25-acres and is surrounded by a 25-acre lake. This state-of-the-art activity center includes a well-appointed fitness center, flex rooms, playground, sprayground, tennis courts, open play field, basketball court, dog park, kayak launch, and hike and bike trails. The swimming complex features a fitness pool and fitness lawn, leisure pool with beach entry, lazy river, and rope swing. Treehouse Park is one of the most adventurous places in the neighborhood. Bridgeland's 250 miles of trails run border-to-border, connecting pedestrians and bikers to our various villages, village centers and activity centers. There are trails with scenic views, fitness stations, and other recreational opportunities along greenbelts, waterways and creeks. You'll find shopping, dining and service options—and more—close to home at Lakeland Village Center.

Lakeland Village Activity Center

Dragonfly Park Activity Center

Water Haven Park

Festival Park

Shores Park

Oak Meadow Park

Lakeland Aquatic Center

Lakeland Activity Center Tennis Courts

Lakeland Village Park

Josey Lake




REAR ELEV



FRONT ELEV

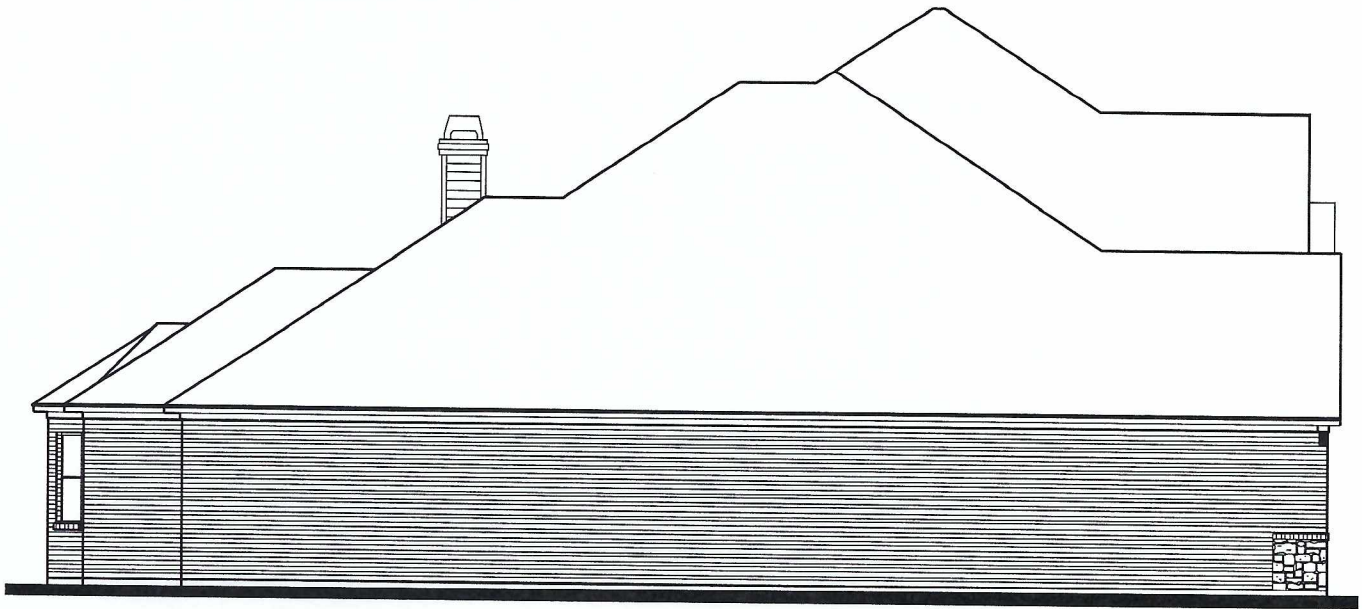
CUSTOM DESIGN FOR THE SAMPLE RESIDENCE

	<i>X Mark Sample</i>	DATE
	<small>OWNER SIGNATURE</small>	
	<i>X Deborah Sample</i>	DATE
	<small>OWNER SIGNATURE</small>	9-2-10

08/01/2010 REVISION | 2




RIGHT ELEV

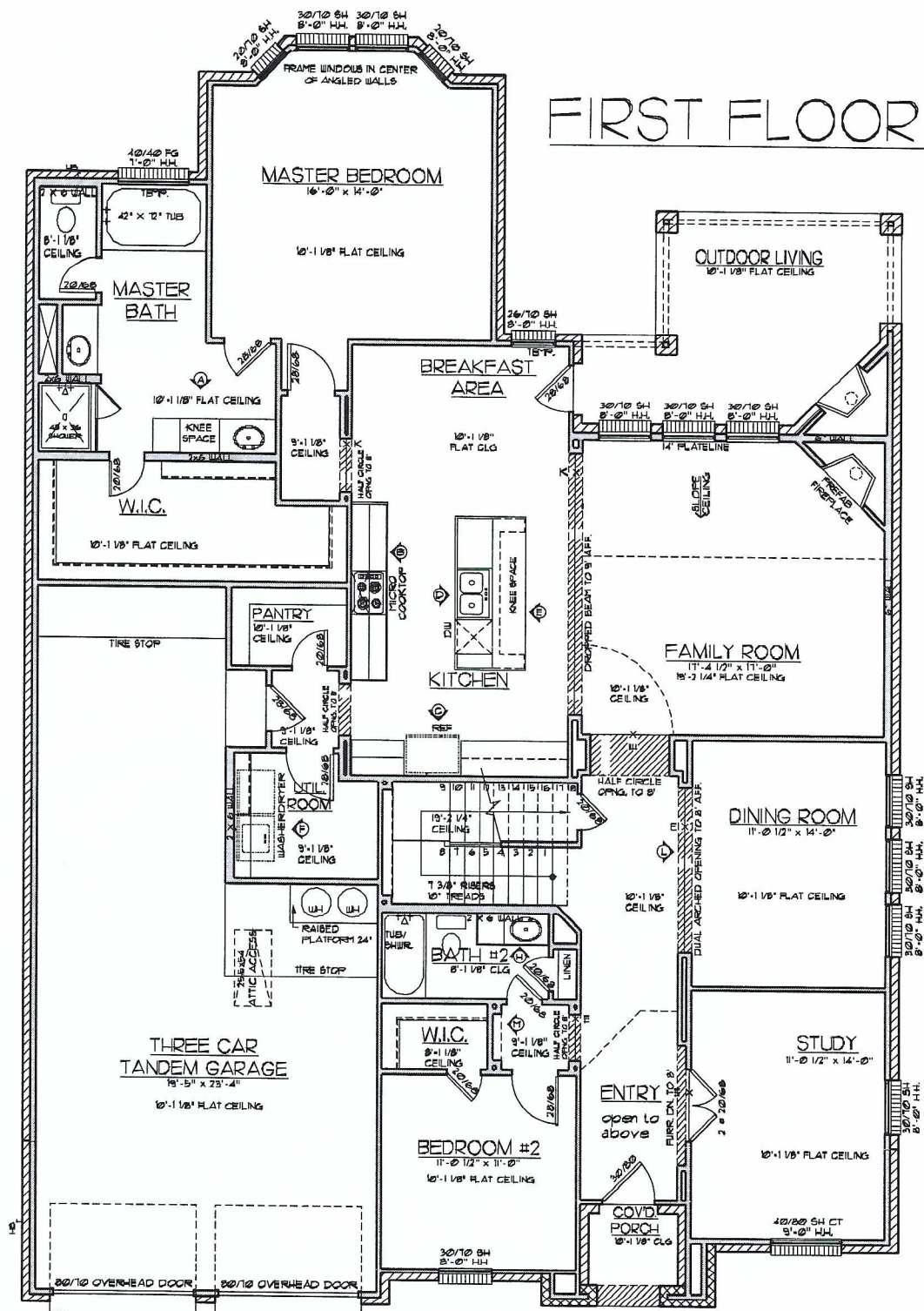


LEFT ELEV

CUSTOM DESIGN FOR THE SAMPLE RESIDENCE

	<i>X Mark Sample</i> OWNER SIGNATURE DATE
	<i>X Deborah Spyle</i> OWNER SIGNATURE DATE 9-2-10
<small>© 2010/2011</small>	REVISION   2

# FIRST FLOOR



CUSTOM DESIGN FOR THE SAMPLE RESIDENCE

**Darling HOMES**

*Mark Sample*  
OWNER SIGNATURE DATE

*Abraham Sample*  
OWNER SIGNATURE DATE

03/10/2010 REVISION 2

SQ. FOOTAGES "B"	
FIRST FLOOR	2258 SF.
SECOND FLOOR	984 SF.
TOTAL AREA	3242 SF.
COVERED PORCH	39 SF.
COVERED PATIO	190 SF.
BALCONY DECK	5 SF.
TOTAL CVRD. PORCH/PATIO/BAL.	229 SF.
GARAGE AND/OR STORAGE	692 SF.
TOTAL UNDER ROOF	4163 SF.
TOTAL SLAB AREA	3173 SF.
OVERALL WIDTH	49'-11"
OVERALL DEPTH	71'-11"



# Utility Bills

Address: 12311 Terrace Cove Ln.  
Cypress, TX 77433

**Year 2020**

Month	Electric	Gas	Water/Sewer/Trash
January	128.09	66.88	88.07
February	126.33	58.74	99.43
March	116.72	63.20	105.11
April	188.68	35.40	99.43
May	249.55	28.84	116.72
June	407.68	27.19	134.51
July	364.37	26.74	140.44
August	382.23	26.71	140.44
September	453.45	26.17	116.72
October	284.32	27.27	152.30
November	234.54	36.61	122.65
December	194.52	49.80	88.07
<b><u>Total</u></b>	3,130.48	473.55	1,403.89
<b><u>Average</u></b>	260.87	39.46	116.99