

**17218 Calico Peak Way, Cypress, TX 77433**  
**Lakes of Fairhaven Section 1**



**Features**

Meticulously maintained Trendmaker home on oversized developers premium water lot in the sought after community of Lakes of Fairhaven, Section 1. 5698 sq ft., 5 bedroom, 4 full bath, 1 half bath, 3 staircases, two fireplaces, 3 car oversized garage with workbench on beautiful 30,892 SF water lot. Formal entry and dining. Private study, kitchen and breakfast room open family room. Primary suite down with sitting area and fireplace. Upstairs takes you to the media room, two game rooms, hidden room, extra storage room, computer study area and 4 bedrooms. Bedroom number five with full bath and connected to game room two is located above garage with private staircase entry can be used for guest quarters. Spacious, flowing floor plan and high ceilings, great natural lights. Private driveway gate and no back neighbors. Backyard offers covered patio and is pool ready. Zoned to highly acclaimed Cypress-Fairbanks ISD. No MUD. NEVER FLOODED.

**Upgrades**

- 2019 - Complete HVAC system replaced. Includes both 4 and 5 ton York condensers, evaporator coils furnaces. 10-year warranty, parts and labor, transferable through York (\$50.00 transfer fee)
- 2021 - New carpeting throughout
- 2021 - New Seamless shower doors
- 2021 - Fresh paint
- 2007 - DuPure Water Conditioning System
- 2007 - Driveway extension for extra parking

**Interior/Downstairs**

- 5 Bedrooms, 4 full baths, 1 half bath, 3 staircases, 3 car garage
- Energy Star Qualified Home
- DuPure International whole home water softener with under kitchen sink drinking water filter system
- Kitchen includes a 5 burner cook top with down draft, double ovens with warming drawer, walk in pantry, and under cabinet lights and is open to family room
- Family room with built in shelving, 5.1 surround sound, fireplace with gas logs; can also be a wood burning fireplace
- Primary bedroom includes lighting over bed area, stereo speaker sound system, door leading to patio, sitting area with remote controlled gas log fireplace.
- Primary bath, includes two sinks, separate shower and tub, vanity and huge walk- in closet with built in cabinetry
- Laundry room with folding table, storage cabinets and a laundry chute
- Intercom system
- Formal dining with rope lighting
- Study with French doors, wired for stereo sound
- Bonus storage space under staircase at main entry
- Powder room includes large linen closet
- Plantation shutters and blinds throughout

**As per seller**

### **Interior/Upstairs**

- Game room 1 with hidden safe room that opens to attic, potential to create an exit leading outside
- Game room 2 with floor plug, and storage; connecting bedroom, full bath and closet with private entrance from garage can be used for guest quarters
- Media room with 7.1 point surround sound, electric reclining cinema seating on risers, wired for projector
- 4 beds up; one with extra storage room or could be a reading nook
- Computer Desk/Study space for two

### **Exterior**

- 30,892 Sq ft developers premium water view lot
- Trendmaker stone and brick home with motor car breezeway and two auto driveway gates
- Driveway extended at garage for extra parking
- Sprinkler system with remote
- New lush landscaping
- Oversized 3 car attached garage includes workbench and shelving
- Covered patio wired for stereo sound
- Backyard pool ready

### **But wait, there is more...**

The following items will be included in the sale of this beautiful property.

1. The Kenmore Elite Stainless French Door refrigerator in kitchen.
2. The Kenmore Elite standing freezer (in garage).
3. The Kenmore Elite front load washer and dryer (both on pedestals).
4. Media Room seating and equipment.