

**9815 Reston River Lane, Cypress, TX 77433-4736**

**Seller:** Gail Charles and Larry Wright

**Legal Description** LT 10 BLK 3 Cypress Creek Lakes SEC 16

**Survey** Available

**Listing Broker** Broker Number- #9001502  
Supervisor: Chance Brown #989165 832-678-4770  
12777 Jones Road #300, Houston, TX 77070

**Listing Agent** Vicki Harring #643624 281-900-7221  
[vickiLharring@gmail.com](mailto:vickiLharring@gmail.com) (Vicki L Harring)

**Homeowner Assoc** Crest Management – 17171 Park Row #310  
Houston, TX 77084 281-579-0761

**Title:** Stewart Title 25250 Northwest FWY #100, Cypress,  
Cypress, TX 77429 Closing officer: Sarah Park

**Buyers Agent** Please submit TXR 1414 Sellers have Flood Insurance

**CB&A Agents** Please submit TRX 1409 with offer

Please

- Include copy of Earnest Money Check and Option Check (assuming OP is requested) **Seller requesting 2% EM** and \$500 for 5 days Option.
- Provide copy of Buyer's Pre-approval letter.
- Do not leave any blanks in the contract – use NA in lieu of blank lines and paragraphs not used.
- Please include License Numbers of Brokerage, Supervisor and agent on TAR 1601 as required.

**THANK YOU!**

**9815 Reston River Lane**

**Cypress, TX 77433-4736**

**THIS HOME WAS THE MODEL HOME FOR THIS EXCLUSIVE AREA**

**AND LOVINGLY TAKEN CARE OF**

**BUILT BY VILLAGE BUILDERS WITH OVER \$60,000 WORTH OF UPGRADES**

**4297 SQ FT 4BEDROOM 3.5 BATH, 3 CAR GARAGE**

**\$650,000**

This home is located in an exclusive area of no-thru street section of Cypress Creek Lake and built in 2014. Original owners

Family Friendly Neighborhood

Over-size lot with room for a pool and outdoor living areas

Two water heaters located on the 2<sup>nd</sup> floor, not the attic, for easy access

8 foot Raised Panel Interior Doors on First Floor

Custom Spindled Wrought Iron Railing

Roof and HVAC yearly inspections and maintenance.

30-Year High Quality Dimensional Roof Shingles

Large Game Room with (negotiable) Pool Table

Oversize Stone Fireplace in Living Room

Cathedral Ceilings and 2 Tray ceilings (feature is several inches/feet higher than the areas around the perimeter of the room) (Dining Room and Above Stairway)

Added Wood Beams in front office (could be used as a 5<sup>th</sup> bedroom)

Numerous Linen Closets creating Lots of Storage Areas

2<sup>nd</sup> Floor Jack and Jill bathroom with Extended Vanities on Each Side

Kitchen Self-closing Cabinets and Drawers with Tiered Upper Cabinets with Glass Fronts and Interior Lighting

Butler's Pantry with Wine Refrigerator and Glass Cabinet Doors

2 30" Double Ovens in Kitchen with Convection Feature

Walk in Pantry and Spice Racks at Cooktop Area

Gourmet Kitchen with plenty of Unique Granite Work Space

Half Circle Granite Breakfast/Serving Bar

Surround Sound Prewire in Whole House

Beveled 8 foot Glass Doors in downstairs Office

Bay Window and Large Sitting Area in Primary Bedroom

Unique entrance to Primary Shower – can turn on from outside shower to warm

Ornate Granite Cabinet and Sink in Powder room

Heat Blocking Window Tinting in Family Room and Primary Bedroom

Crown Molding Entire downstairs of Home

Designer Lighting throughout

Security System with Motion Detector, Two Keypads and Sensors at First Floor  
Windows and Exterior Doors

Energy Star Ratings Performed to Environmental Protection Guidelines

16-SEER Air Conditioning System

Upgraded Yard Sprinkler System Landscape in front and back yards

Radiant Barrier Roof Decking

Deadbolt Locks on all Exterior Doors

**Items Staying:**

All Ceiling Fans, Light Fixtures, Bathroom Mirrors, Window Covering, Washer and  
Dryer, Kitchen Refrigerator and Wine Refrigerator

**Negotiable:** 9 Foot Pool Table