



Distinctive Features and Updates

6506 Cypress Point Drive, Champions West
Houston, TX 77069

The **Champions West** neighborhood is a peaceful enclave of homes built as a golf community between the years of 1960-1980. This tranquil neighborhood is walking distance to the Champions Golf Club and close to freeways 249, Beltway 8, Cypress Creek Parkway, Willowbrook Mall, the Vintage Park Shopping District, Methodist Hospital, Lone Star College and so much more. **The area is quiet by design.** Developers planned the neighborhood as a series of cul-de-sacs and winding streets which has proven over the years to mitigate cut through traffic and encourage a sense of community. The home is zoned to the Cy-Fair ISD.

"We're only the third Homeowners of this lovely home. My husband and I love the neighborhood and have enjoyed raising our daughter here. The home was already ideal for us when we moved here, but we did make a few improvements, including adding a large vanity in the primary bathroom, smart closet storage and we installed energy-efficient windows and lighting. One of the things that sold us on this home was the large lot, mature trees and the gorgeous pool! We learned the previous Homeowner was a geologist and she was personally involved in the design and selection of the travertine and flagstone materials. My husband and I made career changes and chose to move. However, we still feel nothing matches the charm of a custom-built, traditional home with character, in a neighborhood with friendly people and modern conveniences. We hope you enjoy 6506 Cypress Point Drive and create as many fond memories as we have over the past few years."

1999 - 2000 IMPROVEMENTS

- Replaced Composite Roof and decking in December 2000
- Kitchen remodeled with KraftMaid cabinets, quartz counters, plumbing and lighting fixtures
- Bathrooms remodeled with new tile, pedestal sinks, vanity, lighting and plumbing fixtures

2008-2009 - IMPROVEMENTS:

- Poured new driveway, reinforced with rebar
- Built new brick address marker with secure mailbox
- Replaced wood siding with Hardi-Plank cement board
- Installed Generac home generator which comes on 30 seconds after a power delay

2010 - 2014 IMPROVEMENTS:

- Installed newer GE Dishwasher with stainless steel tub for quiet operation, October 2010
- Installed Rheem Guardian 40,000 BTU Natural Gas Water Heater in 2011
- Installed Lennox Elite AC unit, SN 5812H07070 Sept 2012 with dual Thermostats
- Built pool and Patio in 2012:
 - Pool with Pebbletec finish
 - Integrated Self-cleaning technology
 - Beach Ledge, Flagstone Coping and 5 Waterfalls
 - Installed Travertine Patio with French Drains
- Replaced galvanized pipes with PEX Pipes in 2013. Work performed by Milton Frank plumbing
- Pool heater installed in 2014. STA-RITE MAX-E-THERM 399,990 BTU Natural Gas Model
- Installed Roof Gutters with leaf-guard screens 2012-2014
- Professionally landscaped yard in 2014:
 - Front yard Landscape Lighting
 - Irrigation System installed (front and back yard)
 - Recently Mulched July 2022
- Installed Smith+Noble brand light filtering shades throughout the home
- Installed Gas Logs in fireplace Jan 2014

2016 IMPROVEMENTS:

- Installed Kenmore 5-Burner freestanding Gas Range with convection Oven
- Painted interior walls neutral colors with accent walls – all in Eggshell finish for easy cleanup
- Acacia hand-scraped engineered Hardwoods installed in formals, primary bedroom and stairwell
- Shaw carpet installed in upstairs hallway and larger bedrooms; Stain Guard with 10-yr Warranty

2018 - 2022 IMPROVEMENTS:

- Installed energy efficient Low-E windows to entire house in 2018
- Installed Vivint Security Cameras and Control Panel plus a Ring Doorbell in 2018
- Replaced Pool Pump, Control Unit and upgraded to Larger Filter in 2020
- Updated primary bath with new vanity, dual-sinks, mirror, and lighting in 2021
- Installed recessed can lighting in Kitchen and installed energy efficient LED's August 2022
- Replaced ceiling fans in all Bedrooms August 2022