

13530 FAWN LILY DRIVE, CYPRESS, TX, 77429

2 BD | 2 BA | 1,338 SQ. FT | 3,343 SQ. FT LOT

OFFERED AT

\$219,900



## ABOUT THIS PROPERTY

This charming 2 bedroom home is located in the fabulous Coles Crossing subdivision. Coles Crossing is one of the region's premier communities offering some of the best amenities, schools, shopping, and green space in Cypress, Texas. Amenities include neighborhood parks, swimming pools, nature trails, playgrounds, fitness clubhouse and so much more! Be sure to check out the 3-D virtual tour we have of the entire home. Please contact your agent or our office if you cannot find the virtual tour link.

2  
BED



2  
BATH



1,338  
SQ. FT.

3,343  
SQ. FT. LOT



**TARL ANDERSON**

Tarl Anderson Properties

LIC# 538178

m: (713) 780-8275

e: tarl@tarl.com



14027 Memorial Drive Suite 130, Houston, TX 77079



AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- MEDICAL 0.1 MI
- PHARMACY 0.5 MI
- GAS 0.6 MI
- GYM 0.7 MI
- COFFEE 0.9 MI
- CLEANERS 1 MI
- ATM 1.6 MI
- GROCERIES 1.9 MI
- MOVIE THEATER 2.5 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 11 private schools within 5 miles.

- 10 RATING**  
PK-5 SAMPSON ELEMENTARY SCHOOL ASSIGNED
- 9 RATING**  
6-8 SPILLANE MIDDLE SCHOOL ASSIGNED
- 8 RATING**  
9-12 CYPRESS WOODS HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE LONGWOOD GOLF CLUB (0.7 MILES)
- PARK MAJESTIC OAKS PLAYGROUND (5.1 MILES)
- DOG PARK WINCHESTER COUNTRY DOG PARK (6.2 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 106 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN .....	22	BARS .....	6
FAST FOOD .....	20	ASIAN .....	6
MEXICAN .....	16	STEAKHOUSES .....	5
INTERNATIONAL .....	9	CAFES, COFFEE AND TEA .....	3
PIZZA .....	8	OTHER .....	11

