



# 12026 Paradise Valley Dr.

*Houston, TX 77066 | 1960 Cypress Creek South*

**3 BEDS | 2 BATHS | 1,945 SQFT | \$300,000**

**A stunning home located in the Cypress Creek South area that offers an abundance of classic beauty and charm. Spacious and relaxing living space with high ceilings and majestic trees. You're sure to love what this home has to offer!**

## MEET THE TEAM



**Veronica Rademacher**  
Listing Specialist



**Brittany Wilson**  
Buyer Specialist



**Andi Davis**  
Buyer Specialist

Work with us and receive a complimentary 12 month Home Warranty to provide added peace of mind with your home purchase!





# Upgrades

- **2/19 - Kitchen fully renovated**
- **2/19 - All appliances replaced**
- **2/19 - Roof replaced**
- **2/22 - Water heater replaced**
- **2/22 - French drains & pumped drainage from back to front yard added**
- **2/22 - LVT flooring added in all three bedrooms**
- **2/22 - Outdoor lawn shed added**
- **2/22 - Exterior security cameras**
- **2/23 - New paint throughout Interior of home**





## Property Highlights

- Oversized cul-de-sac lot with two patios
- Large walk-in closet In primary bedroom
- Primary retreat provides private access to an outdoor patio area
- A lovely kitchen dressed in white features an abundance of cabinets & counter space
- Residents are a short distance away from Belt 8 and I-45
- plenty of natural light
- Located in an established neighborhood



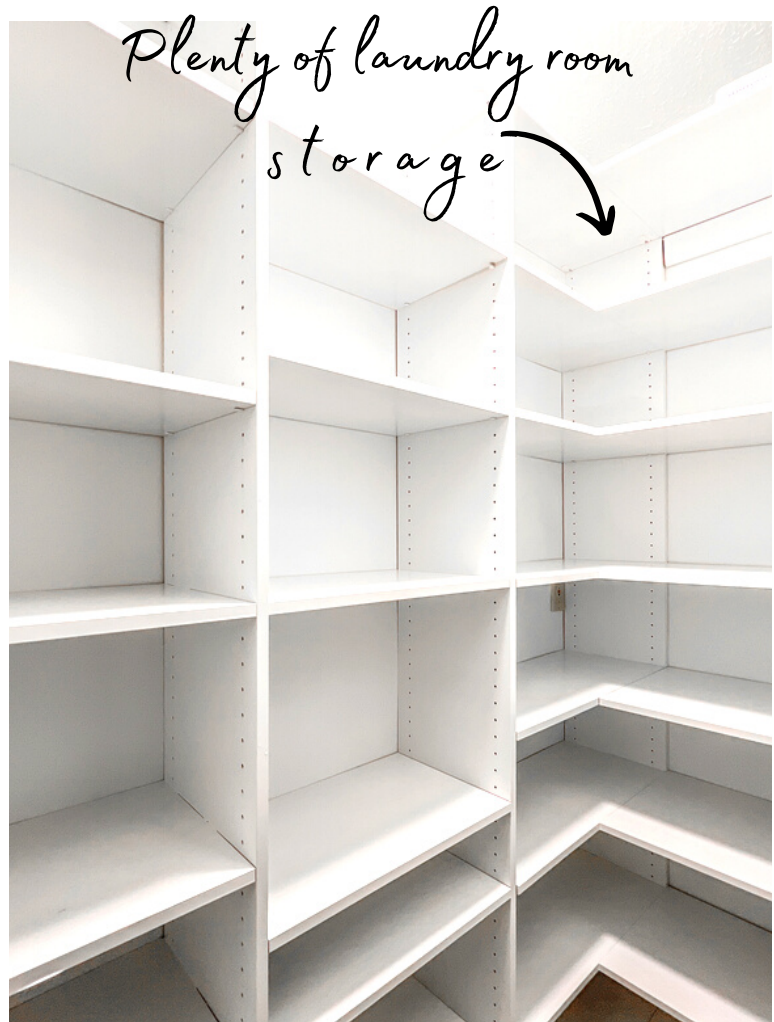


## 1960 CYPRESS CREEK SOUTH *Neighborhood highlights!*

- **GREAT COMMUTE:** 1960 Cypress Creek South offers an excellent commute to Downtown due to its proximity to major thoroughfares. Residents are a short distance away from Belt 8 and I-45.
- **BEST GOLF COMMUNITY:** Residents are near Cypress Creek Golf course and Northgate Forest Country Club. Cypress Creek Golf course is identical to the Best Golf Course Communities in Houston. The Northgate Forest Country Club offers 18 holes of championship golf and a Fast Five Holes Course.
- **OUTSTANDING RETAIL AND ENTERTAINMENT:** Residents enjoy easy access to Cypress Creek Parkway, and North Golden sun plaza and among others. These places are home to retail, entertainment, and shopping centers. 1960 Cypress Creek South is also close to parks and activity centers, most of which are a short distance away.



*Light, Bright & Airy!*



# NEIGHBORHOOD GUIDE

Your new home is close to all the essentials and popular spots.  
Here are a few of our top recommendations in the area.



## Restaurants

- First Watch
- MOD Pizza
- Cisco's Mexican Restaurant
- Swanny's Grill
- The BBQ Depot
- Blue Water Seafood



## Shops + Essentials

- Target
- Kroger
- HEB
- Randalls



## Bars + Coffee

- Starbucks
- Dutch Bros
- Tim Horton's
- Chicago Bar & Grill
- 11 Below Brewing



## Activities

- Flip N Fun Trampoline Park
- AMC Theaters
- Cypress Creek Golf course



## Health + Wellness

- HotWorx
- Fitness Connection
- Gold's Gym



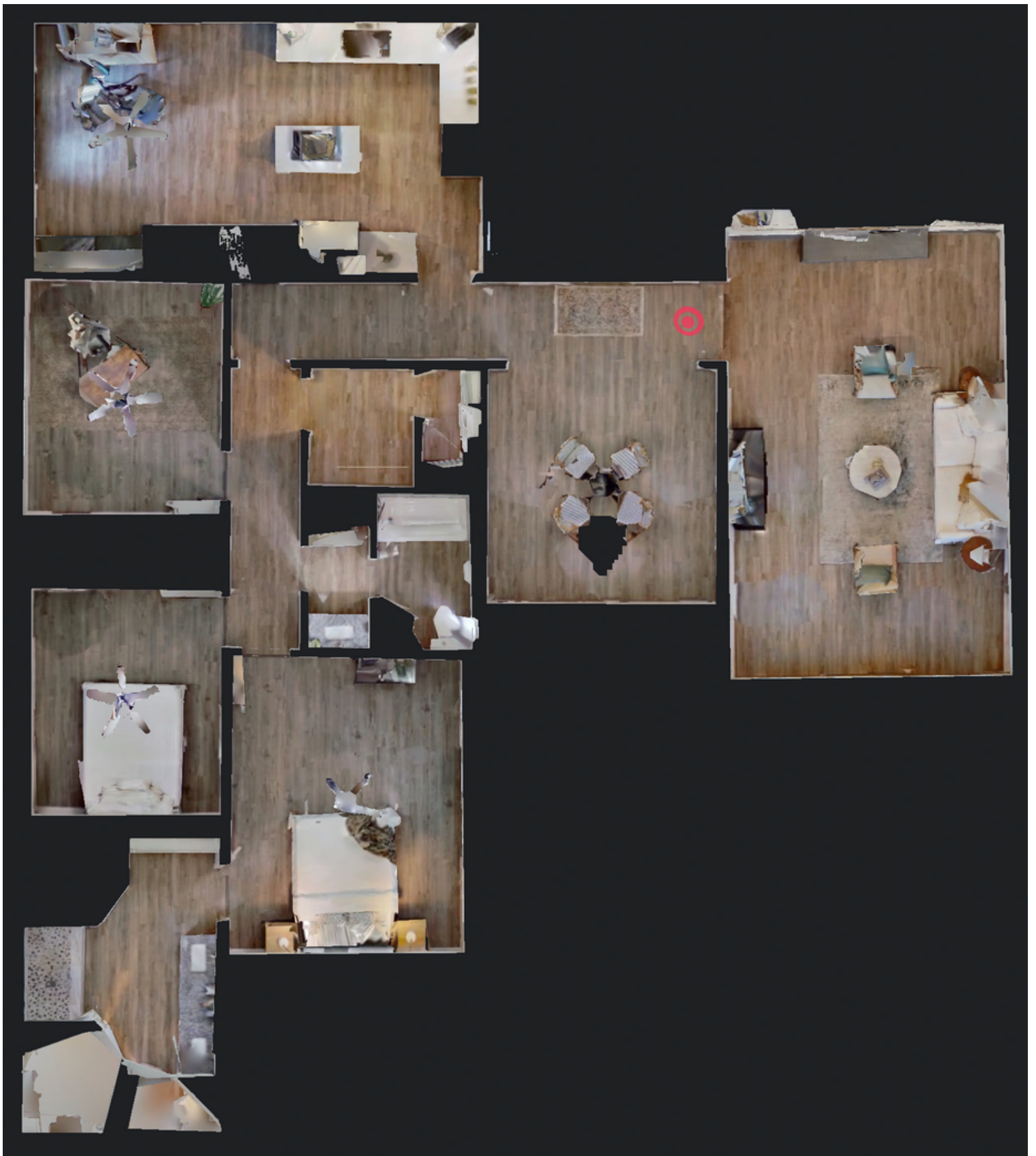
## Salons + Services

- Bliss Hair Artistry
- Uptowns Salon Spring
- Tune-Up Manly Salon
- Therapeutic Thai Massage



This is not intended to solicit a currently listed home.  
Information is deemed reliable, but not guaranteed.





# Floorplan

Total Approx. Floor Area / 1,945 **SQ FT**



