



THANK YOU FOR YOUR INTEREST
11614 Columbia Pines Lane-Cypress, TX 77433

SPECIAL FEATURES & UPGRADES OF HOME (per Seller):

Designed and created unique backyard patio and gardening to include stained, stamped concrete, bridge, river rocks and hummingbird/butterfly garden
Gutters around whole house
Water conditioner whole house filter
Replaced Roof-Tech-shield-7 years ago
Pex-piping
Custom built-in for the Living Room (Entertainment Center)
Customer built-in for 4th bedroom or office/study (Shelving Unit)
Custom built-in for secondary bedroom closet-drawers & laundry hamper
Location-quietly tucked away in the neighborhood, yet convenient to shopping, schools, restaurants
Upgraded kitchen to include stainless appliances, granite counter, additional backsplace trim
Floor-plan-arches, columns and niches give character to the design
Great yard space
Neighborhood amenities,Blackhorse Ranch Golf Club, swimming pools, splash pad, playgrounds, stocked community lakes, recreation center, sidewalks, winding trails
Neutral colors and recently painted throughout the home
NEVER FLOODED

UTILITIES PER SELLER: (Past 14 Months)

	<u>WATER</u>	<u>ELECTRIC</u>	<u>GAS</u>
AVG	\$69.83	\$94.04	\$45.90
HIGH	98.37	145.87	89.94
LOW	61.76	48.00	23.07