



26814 Twilight Grove Dr

Cypress, TX 77433



— *Texas is Our Territory* —
BILL JOHNSON & ASSOCIATES
REAL ESTATE

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Welcome to your next home! This is truly a show stopper piece as the original owners have meticulously cared for & maintained this home since 2005. Blackhorse Ranch South provides a desirable location of amazing opportunities, & homes in this area RARELY hit the market. Come see what this beautifully established neighborhood has to offer; Blackhorse Ranch Golf Course, pools, splashpads, extravagant playgrounds, walking paths, ponds, proximity to shopping, restaurants, physicians, a hospital nearby w/quick access to 99, 290 & so much more. The split floorplan offers 1.5 stories w/all living areas down & large game room up. 3 Beds w/option to make 4th bedroom, 2.5 baths, office, formal dining, large & open kitchen, granite counters, storage galore, pantry, island, bar top seating, breakfast, large living w/gas fireplace, primary suite w/soaking tub and separate shower. Check out the primary closet. Sit outside under your covered patio or take a nightly walk in this pristine neighborhood.



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Real Estate
 Since 1970

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HOME

Address of Home:	26814 Twilight Grove Dr		Listing	58394171
Location of Home:	Cypress			
County or Region:	Harris	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	Black Horse Ranch South	Property Size:	9,985 sq ft	
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Listing Price:	\$447,900.00			
Terms of Sale	Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	7
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher		
Sell.-Fin. Terms:		<input checked="" type="checkbox"/> Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/> Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric
Interest Rate:		<input type="checkbox"/> Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Personal property		
Number of Years:				
Size and Construction:	Heat and Air:			
Year Home was Built:	2005	<input checked="" type="checkbox"/> Central Heat	Gas <input checked="" type="checkbox"/>	Electric <input type="checkbox"/> Units: _____
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/> Units: 2
Bedrooms: 3	Bath: 2 1/2	<input type="checkbox"/> Other:		
Size of Home (Approx.)	2,849	<input checked="" type="checkbox"/> Fireplace(s)		
		<input type="checkbox"/> Wood Stove		
		<input checked="" type="checkbox"/> Water Heater(s):	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		Utilities:		
Roof Type: composition	Year Installed: 2018	Electricity Provider:	Direct Energy	
Exterior Construction: Brick		Gas Provider:	Center Point	
Room Measurements:	APPROXIMATE SIZE:	Sewer Provider:	Harris County MUD #371	
Living Room: 21'x15'		Water Provider:	Harris County MUD #371	
Dining Room: 11'x11'		Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Depth:	n/a
Kitchen: 17'x13'			Year Drilled:	n/a
Family Room: upstairs gameroom: 21'x19'		Average Utility Bill:	Monthly	
Utility: 10'x5'5" w/extra storage		Taxes:	2022	Year
Bath: 15'x8.5' <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		School:	\$2,759.23	
Bath: 11'x6' <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		County:	\$1,410.82	
Bath: 1/2 bath: 5'5"x4'5" <input type="checkbox"/> Tub <input type="checkbox"/> Shower		Hospital:	\$156.49	
Primary Bdrm: 19'5"x15'5"		MUD#371:	\$2,563.95	
Bedroom: left bedroom: 13'x11'		Loan Star:	\$297.29	
Bedroom: right bedroom 11'x11'		Taxes:	\$7,187.78	
Formal sitting: 12'x10'		School District:	Cy-Fair ISD	
Breakfast: 14'x 11'5"		Additional Information:		
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2		2018- Roof replaced d/t hail storm		
Size: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		Original hard wood flooring in office & formal dining		
Porches:		Recently replaced toilets in master and 1/2 bath		
Front: Size:		2 AC units-both serviced on 2/24/23		
Back: Size: 17'x17', covered		Dryer connection-gas		
Deck: Size: <input type="checkbox"/> Covered		Access to Black Horse amenities; golf course, dining, parks		
Deck: Size: <input type="checkbox"/> Covered		splash pads, pools, pool house, walking paths, ponds		
Fenced Yard:		AT/TV-Internet & TV (satellite)		
Outside Storage: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size:		***Home was meticulously kept** Move-in ready!!		
Construction:				
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>				

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

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