

15330 FAIRFIELD FALLS WAY, CYPRESS TX 77433

This information is provided to assist you in preparing your offer.

Seller

Patricia Croes

Legal Description

Lot 28 BLK 1 Fairfield Village West Sec 1

Survey

Owner had a survey

Listing Broker Info

Broker Number #9001502

Supervisor: Chance Brown 832-678-4770 #9001502

CB&A Realtors 12777 Jones Road #300, Houston, TX 77070

Listing Agent

Vicki Harring #643624 281-900-7221

VICKILHARRING@gmail.com

Homeowner Assoc

Fairfield Village Community Assn. (Master) \$250 transfer fee

\$710 HOA yearly (July). Fairfield Central Neighbor Assn.

(Neighborhood) \$100 transfer fee. \$311 HOA yearly (Jan.)

Total transfer fee \$350, HOA \$1021. 877-253-9689

15420 Vintage Falls Dr. Cypress, TX 77433 281-256-6412

CB&A Agents

Please submit intermediary Relationship Notice (TAR 1409)

with offer.

Please include copy of earnest money check and option check (assuming option period is requested). Please include the license numbers of the Brokerage, supervisor and agent on TAR 1601 as required.

THANK YOU!

Stays with the house: Refrigerator, washer/dryer, light fixtures, all ceiling fans, bathroom mirrors, and window coverings.

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\$417,000

4 Bedroom, 2 Bath, 2656 sq ft

Built 2001 PERRY HOME

3 CAR GARAGE

Garage painted recently

Garage flooring painted

Cleaned gutters, painted gutters and fascia

New Back Door

New Back Fence

Redid flower beds and mulched

Custom Cabinets Kitchen repainted

Custom molding/woodwork around windows (solid wood) in

dining room and den

Custom window coverings

10 FT ceilings/multi angle ceiling

A/C 3/20/2020 with 10 year warranty

New knobs on cabinets

Aqua Sure Whole house water filter and softener installed

11/25/2022 with 5 year warranty

Apec Reverse Osmosis 5 stage water filter

Exterminator every 3 months since built. NO BUGS!

Water heater installed 2015

New Microwave 2021

Wood flooring in Master and bedrooms

Gas fireplace

Painted and recemented mailbox and post

Updated kitchen, granite counter tops

Whole yard 8 zone sprinkler system

3 car garage with 2 openers

Upgraded entry and dining light fixtures

30 year roof inspected 8/25/2022. 1 leak near fireplace fixed, 1 bulged shingle fixed, few nail pop ups fixed. Good for five more years. No New Roof Needed.