

## **15207 Southern Cypress Lane – Home Features & Upgrades**

- Both AC's and furnaces replaced in 2021 including UV light filtration / ACs are 18 seer Lenox Elite Series
- New carpet in 2021
- Massive kitchen island with storage and professional craftsmanship
- Kitchen island offers private wastebasket space
- Lot Location next to the playground with no side neighbors
- Rare location with water views
- Oversized backyard with space with play spaces and a garden
- 5 Bedrooms, with 3.5 bathrooms (2 upstairs), Dining Room, Private Office, Game Room
- Indoor utility room located downstairs with a sink and is large enough with a fridge
- Downstairs Private office space
- Washer/Dryer and stainless Fridge in the kitchen stay in the home
- Custom built 2 story play room in the Game Room stays in the home
- Outdoor patio is plumbed for a gas grill connection
- 2.5 car garage is great parking vehicle and additional storage
- Small community is connected to Northwest Harris County MUD 5 Trails System
- Home is zoned to legendary Cy-Fair High School in Cy-Fair ISD
- Excellent location, close to 290, 249 and 99 with shopping and commerce
- Roof – Approx 17 yrs