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18406 CENTRAL CREEK DR CYPRESS, TX 77433

OFFERED AT:

\$449,900

4 BED | 3 BATH | 2,284 SQFT

LIST OF BUILDER UPDATES

Whole Home / Flex Space

- Lakeland Heights Brick Walk & Steps
- Upper Cabinets @ Utility Room
- 8' Front Door
- Attached Granny Flat w/ Bath & Kitchen -over garage apartment
- Extended Owner's Shower (Replaces Tub and Shower) Rain Showerhead included

Appliances

- Frigidaire Dishwasher Model FFBD2412SS in Stainless Steel
- Frigidaire 30" Over-the-Range Microwave Model FFMV1645TS in Stainless Steel
- Frigidaire Gallery Range Model FFGF3054TS in Stainless
- Frigidaire Professional Dishwasher Energy Star Model FPBM3077RF in Stainless Steel
- Frigidaire Professional Convection Range Model FPGH3077RF in Stainless

Appliances

- Frigidaire Side by Side Refrigerator in Stainless Steel Model FFSS2625TS
 - Location: Garage Apartment

Bath Glass

- 39" Tall Framed Mirror in Brushed Nickel
 - Location: Bath#2
- 42" Tall Mirror with Polished Edges
 - Location" Garage Apartment Bath
- 39" Tall Framed Mirror in Brushed Nickel
 - Location: Owner's Bath

Brick and Stone

- Claymex Bricks
 - Color: Claymex New Haven Antique
- Stone Buff Mortar At Brick

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LIST OF BUILDER UPDATES

Cabinets

- Timberlake Cabinet Level "Select" Style Tahoe Truffle
 - Location: Bath#2
- Timberlake Cabinet Level "Select" Style Tahoe Truffle
 - Location: Garage Apartment
- Garage Apartment Kitchen Island Cabinets - Tahoe Linen Full Paneled
 - Location: Garage Apartment Bath
- Timberlake Cabinet Level "Select" with Range Appliance Layout. Style: Tahoe Truffle at Perimeter see upgrade for island
 - Location: Garage Apartment Bath
- Timberlake Cabinet Level "Select" Style: Tahoe Truffle flat panel
 - Location: Island
- Timberlake Cabinet Level "Select" with Range Appliance Layout. Style: Tahoe Truffle flat panel
 - Location: Owner's Bath
- Timberlake Cabinet Level "Select" Style: Tahoe Truffle flat panel
 - Location: Utility
- Glass for Cabinet Door - Clear - Per Door
 - Location: Whole Home
- Timberlake - Enclosed Refrigerator w/ Cabinet Above
 - Location: Whole Home
- Timberlake - 24" - 3 Drawer Stack
 - Location: Whole Home
- Timberlake - 30" - 3 Drawer Stack
 - Location: Whole Home
- Timberlake Double Waste Basket
 - Location: Whole Home
- Timberlake Raised Base End Panel (Deco Door)
 - Location: Whole Home
- Timberlake - Prep for Cabinet Glass Insert and Matching Interiors
 - Location: Whole Home
- Timberlake - 6" Bump up Enclosed Refrigerator Cabinet
 - Location: Whole Home
- Level 2 Cabinet Pull Hardware
 - Locations: Garage Apartment Kitchen & Bath
 - Kitchen, Utility, All Bath - Amerock Monument BP3657G10 Satin Nickel Pull
 - Vertical on doors - horizontal on drawers

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LIST OF BUILDER UPDATES

Countertops

- Cultured Marble Countertops - Matte Style: White
 - Location: Bath#2
- Cultured Marble Countertops - Matte Style: White
 - Location: Garage Apartment Bath
- Solid Surface Countertops Level 5 Style: Himalaya White w/ 3cm straight edge w/ 4" granite splash
 - Location: Garage Apartment Bath
- Straight Countertop Edge
 - Location: Garage Apartment Bath
- Solid Surface Countertops Level 5 Style: Himalayan white granite w/ 3 cm straight edge

Doors

- Exterior Door {6'8"} w/ Full Lite Glass
 - Location: Dining Room
- Seybro Front Door {8-0"} - Level 2 Style: Craftsman 6 lite 8-foot clear glass and dentil shelf in royal walnut
 - Location: Entry
- Exterior Door {6'8"} w/ Full Lite Glass
 - Location: Garage Apartment Entry

Electrical

- Add can lights in bedrooms 2 & 3, 4 each

Exterior

- Landscaping for Standard Lot - always accept this feature
 - Location: Exterior / Landscape
- St. Augustine Sod (sqyd) per lot requirements
 - Location: Exterior / Landscape
- 6 Zone Sprinkler System
 - Location: Exterior / Sprinkler System
- Tan Window Frames
 - Location: Whole Home

Fence

- Wood Gate
 - Location: Exterior / Fence
- Front Lot Wood Fence
 - Location: Exterior / Fence
- Good Neighbor Wood Fence w/ 2 Rails {Per - LF}
 - Location: Exterior / Fence

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LIST OF BUILDER UPDATES

Flooring

- Offset Tile Pattern Change
 - Location: Bath#2
- Tile Level 1 Style: ITSG Interceramic Fabrique Blanc Linen Matte 12x24 grout frost
 - Location: Bath#2
- PSG Wood Level 3 Style: PGS Palladium Indium plank
 - Location: Family Room
- PSG Wood Level 3 Style: PGS Palladium Indium
 - Location: Garage Apartment
- Offset Tile Pattern Change
 - Location: Garage Apartment Bath
- Tile Level 5 on 2nd Floor. Style: Dal TILE SANTINO GRIGIO 6X24 LAY OFFSET GROUT 1/8" SILVER
 - Location: Garage Apartment Bath
- PGS Wood Level 3 Style: PGS Palladium INDIUM
 - Location: Garage Apartment Bedroom
- PGS Wood Level 3 Style: PGS Palladium INDIUM
 - Location: Garage Apartment Kitchen
- Garage Apartment Stairs: PGS Palladium INDIUM TREADS
 - Location: Garage Apartment Stairs
- PGS Wood Level 3 Style: PGS Palladium INDIUM
 - Location - Hall
- PGS Wood Level 3 Style: PGS Palladium INDIUM PLANK
 - Location - Kitchen & Dining Area
- Offset Tile Pattern Change
 - Location: Owner's Bath
- Tile Level 4 Style: Dal Fabrique Blanc Linen 12x24 grout frost
 - Location: Owner's Bath
- Carpet Level 4 over Springs 1/2" 5 lb pad Style: Shaw Sierra Sand Watermist over 1/2" 5 lb pad
 - Location: Owners' Closet
- PGS Wood Level 3 Style: PGS Palladium INDIUM PLANK
 - Location - Owners' Retreat
- PGS Wood Level 3 Style: PGS Palladium INDIUM PLANK
 - Location - Study
- Tile Level 4 Style: Emser Zephyr Wind 8x35 grout warm gray
 - Location: Utility
- Offset Tile Pattern Change
 - Location: Whole Home

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LIST OF BUILDER UPDATES

Garage Apartment Door

- Liftmaster 1/2HP AC Chain Driven
 - Location: Garage Apartment
- Sonoma Wayne Dalton 5120 Series Garage Apartment Door
 - Location: Garage Apartment

Hardware

- Kwikset Dakota Handleset & Cove Knobs w/ Satin Nickel Finish
 - Location: Whole Home

Heating and Air Conditioning

- Granny Flat A/C
 - Location: Garage Apartment

Lighting

- Shailene Designer Vanity Light Package w/ Brushed Nickel Finish
 - Location: Bath #2
- Kichler Circolo 8 Light Chandelier Model 2345NI w/ Brushed Nickel Finish
 - Location: Dining Room
- Kichler Langford 2 Light 100W Semi Flush Light Fixture Model 3681NI w/ Brushed Nickel Finish
 - Location: Entry
- Kichler Starkk 52" 5 -Blade Ceiling Fan Model 330174NI with Brushed Nickel Finish and LED Light
 - Location: Family Room

- Kichler Starkk 52" 5 -Blade Ceiling Fan Model 330174NI with Brushed Nickel Finish and LED Light
 - Location: Garage Apartment
- Shailene Designer Vanity Light Package w/ Brushed Nickel Finish
 - Location: Garage Apartment
- Kichler Starkk 52" 5 -Blade Ceiling Fan Model 330174NI with Brushed Nickel Finish and LED Light
 - Location: Garage Apartment Bedroom
- (2) Kichler 42046 NICS HUNG 6' aff
 - Location: Garage Apartment Kitchen
- (2) 42549 CLP at Kitchen Island
 - Location: Kitchen
- Shailene Designer Vanity Light Package w/ Brushed Nickel Finish
 - Location: Owners' Bath
- Kichler 2344 NI circolo
 - Location: Owners' Retreat
- Kichler Starkk 52" 5 -Blade Ceiling Fan Model 330174NI with Brushed Nickel Finish and LED Light
 - Location: Study
- Recess Cans with CFL Bulbs at Bathrooms and Closets
 - Whole Home
- Medium Townhouse Exterior Light Package w/ Black Finish
 - Location: Whole Home

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LIST OF BUILDER UPDATES

Lighting

- Recess Cans with CFL Bulbs at Hallways and Secondary Stairs
 - Location: Whole Home

Paint

- Monarch Hand Rail Stain Color
 - Location: Garage Apartment Stairs
- Interior Wall Paint "Custom" SW 6234 Uncertain Gray
 - Location: Garage Apartment bedroom bedwall
- Floating Wall between Main Room and bedroom-wrap with SW6244 Naval
 - Location: Garage Apartment
- SW 9166 Drift of Mist
 - Location: Main home wall paint
- SW 6244 Naval
 - Location: Master Bathroom vanity wall
- SW 6234 Uncertain Gray
 - Location: Master Bedroom ceiling tray
- SW 6232 Misty
 - Location: Utility
- Upgraded Paint for the Abney Model
 - Location: Whole Home
- Interior Paint "Custom" SW 7757 Highly Reflective White
 - Location: Whole Home

Plumbing

- Mason Bath Hardware in Nickel
 - Location: Bath #2
- Gerber Viper 1.28 Elongated Commode in White
 - Location: Bath #2
- Eva Centerset in Brushed Nickel
 - Location: Bath #2
- Marble Wave Bowl
 - Location: Bath #2
- Sterling Vikrell Performa Secondary Tub in White
 - Location: Bath #2
- Mason Bath Hardware in Nickel
 - Location: Garage Apartment Bath
- Gerber Viper 1.28 Elongated Commode in White
 - Location: Garage Apartment Bath
- Eva Centerset in Brushed Nickel
 - Location: Garage Apartment Bath
- Marble Wave Bowl
 - Location: Garage Apartment Bath
- Sterling Vikrell Performa Secondary Tub in White
 - Location: Garage Apartment Bath
- InSinkErator Bader Disposal
 - Location: Garage Apartment Bath
- Moen Arbor One-Handle High Arch Pull Down Kitchen Faucet Model 7594SR w/ Stainless Steel Finish
 - Location: Garage Apartment Bath

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Plumbing

- TMC Undermount Double Equal Kitchen Sink Model TMC-011 w/ Stainless Steel Finish
 - Location: Kitchen / Sink
- Eva Bath Hardware Nickel
 - Location: Owners' Bath
- Gerber Viper 1.28 Elongated Commode in White
 - Location: Owners' Bath
- Eva Centerset in Brushed Nickel w/ PGS Kauai III Handheld Shower Unit
 - Location: Owners' Bath
- Gerber Logan Square Undermount Sink Model 12-765 in White Number Of Sinks Per Plan
 - Owners' Bath Sink

Structured Wiring

- Pre-Wire Stereo Speakers For 2 Future Speakers and 1 Future Volume Control
 - Location: Whole Home
- Gold Interior Stereo Speaker Package Includes 2 Speakers & 1 Volume Control
 - Location: Whole Home
- Pre wire 5.1 Surround Sound For 2 Front Speakers, 2 Rear Speakers, & 1 Center Speaker
 - Location: Whole Home

- Gold 5.1 Surround Sound Speaker Package Include 2 Front Speakers and & 1 Center Speaker
 - Location: Whole Home
- Gold 5.1 Surround Sound Speaker Package Include 2 Front Speakers and & 2 Rear Speakers
 - Location: Whole Home
- Pre-wire for Security Camera
 - Location: Whole Home
- Dome or Bullet Security Camera
 - Location: Whole Home
- 10' of 1.5 Conduit for Future Flat Screen
 - Location: Whole Home

Trim

- Family Room TV Wall-paint grade V-groove painted SW 7757 Highly Reflective White
 - Location: Family Room
- Beadboard in quality room
 - Location: Garage Apartment
- Wood Balusters with Waterfall Steps
 - Location: Garage Apartment Stairs
- Single Crown Package
 - Location: Whole Home

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LIST OF BUILDER UPDATES

Wall Tile

- Wall Tile Level 6 Style: Emser Choice Gray Gloss 3x6 grout 1/16" unsanded warm gray
 - Location: Bath #2
- Deco Tile Level 5 Style: Emser Lucente Wave Ambrato Mosaic cut to 3x12
 - Location: Bath #2
- Offset Tile Pattern Change
 - Location: Bath #2
- 1 Accent Tile Pattern Charge
 - Location: Bath #2
- Tub/Shower Surround Stone Level 6 Style: ITSG UNIVERSAL LINER 1/2X 8 BRIGHT WHITE LINING AROUND OUTSIDE EDGE OF WALL
 - Location: Garage Apartment Bath
- 1 Accent Tile Pattern Change
 - Location: Garage Apartment Bath
- Tub/Shower Surround Deco Level 2 Style: EMSER VOGUE CERAMIC GRAY GLOSS LANTERN MOSAIC/ GROUT WARM GRAY
 - Location: Garage Apartment Bath
- Backsplash Tile Level 5 Style: Emser Vertigo Gray Chevron 10x30 Grout Frost
 - Location: Kitchen
- Deco Tile Level 4 Style: Emser Lucente Andrea 5/8x5/8
 - Location: Kitchen

- Deco Tile Level 4
 - Location: Owners' Bath
- 1 Accent Tile Pattern Change
 - Location: Owners' Bath
- Shower 4 Deco Level 3 Style: Dal Tile Fabrique Blanc Linen Mosaic 2x2 Grout Frost
 - Location: Owners' Bath
- Shower Surround Tile Level 5 Style: Dal Tile Fabrique Blanc Linen 12x24 Grout Frost
 - Location: Owners' Bath

Windows Covering

- Blinds for Windows in Sales Office
 - Location: Whole Home

Windows

- Clear Window Glass
 - Location: Owners' Bath

Contact Driven HCR

- Discount on Showcase Home
 - Location: Whole Home

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Exterior Selections

1. **BRICK** - Claymex New Haven Antique
2. **BRICK MORTAR** - Buff
3. **COLUMNS, POSTS (per plan)** - SW9117 Urban
Jungle
4. **EXTERIOR PAINT ACCENT** - SW9117 Urban
Jungle
5. **EXTERIOR PAINT SHUTTERS** - SW 7595
Sommelier
6. **EXTERIOR PAINT SIDING** - SW 2851 Sage Green
Light
7. **Notes:** Craftsman Scheme 8
 - a. Paint peak on front gables Urban Jungle SW
9117 ledger strips paint Sage Green Light SW
2851

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LIST OF SELLER UPDATES

1. 10/2019 Statewide Remodeling 469-284-0354

Upgraded tub/shower combo to a customized walk-in shower in the garage apartment.

Approx \$16k

2. 10/2019 Rainsoft/Quality Home Products 281-955-3400

Installed a water-softening system to the home.

Approx \$3k

3. 10/2019 Stairlift Store 281-480-9876

Installed a custom chairlift to the upstairs granny flat/garage apartment.

Approx \$17k

4. 1/2020 Rockwood Shutters Window Design

Jennifer Goodwin

(Jennifer.goodwin@emailshutters.com) 866-867-6801

Installed motorized shades on all windows in the garage apartment opened/closed with a remote.

Approx total cost is \$8600

5. 6/2020 Generac generator

added to home (provides electricity to both downstairs and garage apartment...saved us in the infamous freeze a few years ago).

Approx \$13k

6. 7/2020 Added gutters

where needed around the house (side porch area)