

SELLER'S FEATURES & UPGRADES

15715 SALAMANDER LANE, CYPRESS, TEXAS 77355

1.	CASORIA PLAN WITH \$40K PREMIUM SIZED LOT – 2 BEDROOMS DOWNSTAIRS, UPSTAIRS OPTIONAL SECOND OFFICE/FLEX SPACE/GAME ROOM/PLAYROOM
2.	SMART HOME - HVAC (2), HONEYWELL SECURITY, EXTERIOR LIGHTING, GARAGE DOOR REMOTE OPEN CAPABILITY, INTERIOR LIGHTS IN ALL COMMON AREAS & GARAGE
3.	“WOOD” TILE FLOORS & UPGRADED CARPET
4.	8’ DOORS DOWNSTAIRS
5.	SECURITY CAMERAS (4) & RING DOORBELL
6.	COVERED FRONT PORCH
7.	PLENTY OF STORAGE
8.	ROLLER SHADES THROUGHOUT
9.	PRIMARY BATH – SOAKING TUB, SEATED VANITY & DUAL SEPARATE VANITIES
10.	HIDDEN PRIMARY CLOSET – LINEN CLOSET
11.	LARGE FAMILY ROOM WITH 5.1 SURROUND SOUND
12.	STUDY
13.	THEATER ROOM WITH 5.1 SURROUND SOUND
14.	HIDDEN SAFE ROOM/STORAGE CLOSET
15.	EXTENDED 3-CAR GARAGE
16.	LARGE COVERED PATIO
17.	EXTENDED REAR LANDSCAPING, EXTENDED FRONT BEDS & ADDED STONE ACCENTS
18.	NO SECOND-STORY BACKYARD NEIGHBOR
19.	FIRE HYDRANT IN FRONT OF PROPERTY – POSSIBLE INSURANCE DISCOUNT

SELLER'S HIGHLIGHTS

15715 SALAMANDER LANE, CYPRESS, TEXAS 77355

"GREAT NEIGHBORHOOD AMENITIES"

"FRIENDLY NEIGHBORS"

"MANY YOUNG FAMILIES"

"CLOSE TO GROCERY STORE — NEW HEB, HOTEL &
RESTAURANTS COMING ON BRIDGELAND CREEK &
SUMMIT POINT CROSSING"

"CONVENIENT TO MAJOR ROADS"

"FANTASTIC SCHOOL DISTRICT"

"WALKING DISTANCE TO SCHOOLS"

"WELL-MAINTAINED COMMON AREAS"

"FREQUENT NEIGHBORHOOD ACTIVITIES"

"CENTRAL LOCATION"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

15715 SALAMANDER LANE, CYPRESS, TEXAS 77355

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2023	\$260	\$280	\$148
FEB	2023	\$206	\$178	\$161
MAR	2023	\$278	\$143	\$113
APRIL	2023	\$269	\$127	\$119
MAY	2023	\$337	\$132	\$213
JUNE	2023	\$479	\$124	\$198
JULY	2023	\$626	\$136	\$198
AUG	2023	\$599	\$182	\$234
SEPT	2023	\$547	\$151	\$241
OCT	2023	\$389	\$185	\$234
AVG		\$399	\$164	\$186

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$749

ALL NUMBERS ARE PROVIDED BY SELLER AS A COURTESY FOR ANY POTENTIAL BUYER AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

CYPRESS-FAIRBANKS ISD INFORMATION

15715 SALAMANDER LANE, CYPRESS, TEXAS 77355

Wells Elementary:

10607 Mason Road
Cypress, TX

Sprague Middle School:

10611 Mason Road
Cypress, TX

Bridgeland High School:

10707 Mason Road
Cypress, TX

GREEN BUILT GULF COAST

GREATER HOUSTON BUILDERS ASSOCIATION

Address:

15715 SALAMANDER LANE

Builder:

TRI POINTE HOMES - HOUSTON

Verified By:

DPIS BUILDER SERVICES

Date:

9/10/2021

Additional Comments:

BRONZE

This home has been verified by the above named 3rd party professional to the ICC 700-2008 National Green Building Standard as required by the Green Built Gulf Coast program.

Information provided by seller as a courtesy for any potential buyer & not verified by Laura Powers Property Group.

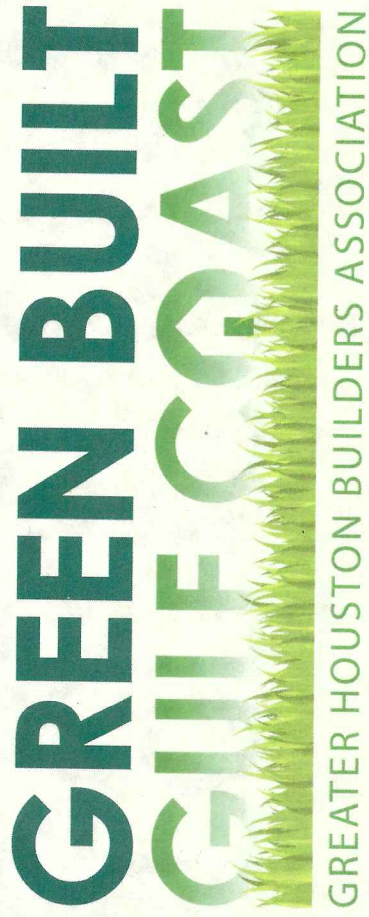
Kirby Taylor

dotloop verified
02/15/21 1:38 PM CST
WZG-CKFM-MUJ-HYTR

Michelle Taylor

dotloop verified
02/15/21 12:48 PM CST
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THE GREEN BUILT GULF COAST PROGRAM

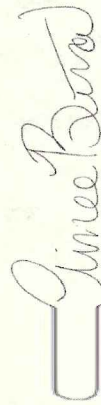


*Certifies the home of
15715 Salamander Lane
Built by*

Tri Pointe Homes - Houston

*This home has been individually verified by DPIS Builder Services an independent professional
as a BRONZE under the strict guidelines of the GBGC.*

In Witness Whereof, this certification duly signed and awarded on the 9/10/2021.



JIMMIE BERTRAND
EXECUTIVE VICE PRESIDENT & CEO



www.ghba.org

Kerby Vogler

dotloop verified
02/15/24 1:36 PM CST
DNEP-SRIN-IMG-HYKA

Michelle Vogler

dotloop verified
02/15/24 12:48 PM CST
WDE-F7ML-RSC7-NOGI**TRENDMAKER
HOMES****BRIDGELAND
70's & 80s'****ABOUT THE COMMUNITY**

Bridgeland is a community far from ordinary, but not far from work, school, shopping, and entertainment. With 3,000 acres devoted to open space and recreation, Bridgeland's amenities help foster and enhanced lifestyle where community and nature thrive. Throughout the development, green space can be found no more than a quarter mile from each homesite, allowing residents to easily access parks and open play areas. Nestled within one of Houston's fastest growing corridors, Bridgeland is bisected by the Grand Parkway, 2.5 miles from U.S. 290, and a mere six minute drive (3.8 miles) from Cypress Park and Ride.

AMENITIES

- Hike & Bike Trails
- 900 acres of lakes & waterways
- Jr. Olympic-size pool
- Splash Park and 2 30-foot tower slides
- Tree House Park
- Dog Park
- 6000 square foot Activity Center
- Tennis Courts
- Parks, picnic areas, Frisbee golf
- Non-motorized boating
- Heated Lap Pool
- Future 800-acre Town Center

UTILITIESELECTRIC | (866) 602-9769
PowerToChoose.orgGAS | (800)427-7142
CenterPoint EnergyCABLE/TECH | att.com (866)461-4468
ATT U-verseWATER | (281) 578-4200
InframarkTRASH/RECYCLE | (713)849-0400
Republic ServicesPOST OFFICE | (281) 373-9125
16635 Spring Cypress Rd., Cypress, TX 77429HARRIS CO. SHERIFF | (713)221-6000
1200 Baker St., Houston, TX 77002FIRE DEPT. | (281)550-6663
*Fire Station 13, 10222 Westgreen Blvd.
Cypress, TX 77433***SCHOOLS**Cypress Fairbanks ISD | www.cfisd.org

WELLS ELEMENTARY SCHOOL

<http://cfisd.net/Wells>

SPRAGUE MIDDLE SCHOOL

<http://cfisd.net/Sprague>

BRIDGELAND HIGH SCHOOL

<http://cfisd.net/Bridgeland>

The district's vision, "Every Student, Every Day," is an overall approach to universal public education which states that every student's needs are valued and each deserves the opportunity for success. Through academic rigor, financial responsibility, robust technology, state-of-the-art facilities and a myriad of extracurricular programs, CFISD delivers the best possible education.

Information provided by seller as a courtesy for any potential buyer & not verified by Laura Powers Property Group.

Kathy Vogler

dotloop verified
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Michelle Vogler

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Bridgeland 80'

tri pointe
HOMES

INCLUDED FEATURES

LIVINGSMART®

- 16 SEER performance rated Lennox® HVAC
- Attic duct integrity testing
- Dow Styrofoam™ sheathing (per community)
- Energy-efficient radiant barrier roof decking
- Energy-efficient, cost-saving LED lighting throughout
- Fresh air intake system for improved air quality
- Professional energy-audited blower door test to certify air tightness
- Guardian certified, energy-efficient home
- High-performance double pane, Low-E vinyl windows
- High-performance whole house media air filters
- Independent thermography scan of home
- Insulated Wayne Dalton® garage door
- Poly sealed plates/doors/windows reduces air infiltration
- Rinnai® high efficiency natural gas tankless water heater

HOMESMART™

- Echo devices (2)
- Eero home WiFi mesh network
- Automatic garage door opener with remote(s) and WiFi connectivity
- Lennox® WiFi controlled thermostats
- Ring Video Doorbell Pro
- WiFi controlled light switches (3)

PREMIUM CONNECTIONS

- Built-in surge protection throughout entire home
- CoAx/CAT-6 outlets in family, game room, study and primary bedroom
- Intrusion alarm system with keypad
- Prewired for 5.1 surround sound in family room and media room*

PREMIUM TOUCHES

- 1 x 6 baseboards throughout entire home
- 8' interior and exterior doors on first floor*
- Choice of wrought iron or wood balusters on staircase
- Ceiling fans with light kits in family, game room, primary and study
- 8' front entry door in divided light, solid, Craftsman or Contemporary style
- Decora rocker light switches
- Direct-vent gas log fireplace with remote*
- French single lite glass door(s) at study
- Schlage® satin nickel level interior door handles
- Choice of rounded or square corners (excludes window returns) on interior walls

PREMIUM FLOORS

*Per plan. Some features may only be available on specific plans and/or in specific communities. Represented features are only applicable for homes not yet sold or started as of the revision date below. HomeSmart® package devices received only when purchasing directly from Tri Pointe Homes. Features are not representative of existing inventory, which are sold as is. Features are subject to modification at any time including changes, additions or deletions. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas. †Not applicable for all homes.

- Ceramic tile flooring in entry, family, kitchen, breakfast, and all bathrooms
- Mohawk® brand carpet with Scotchguard™ protection in all bedrooms and rest of home

PREMIUM STORAGE AND WORKSPACE

- Built-in backpack rack with charging outlet*
- Storage area under stairwell*
- Generously sized or walk-in closets in secondary bedrooms
- Signature hidden storage area*
- Linen storage for primary and secondary baths*

PREMIUM KITCHENS

- Choice of stained or painted 42" kitchen wall cabinets
- Granite or Silestone® countertops
- Coordinating hardware on kitchen cabinets
- Oversized "pots and pans" drawers*
- Delta® single-lever faucet with pull-out sprayer
- Pull-out trash can cabinet in kitchen
- Drinking water filtration system at kitchen sink
- Spacious walk-in pantry w/ automatic light and spice rack*
- GE™ 36" gas cooktop with five (5) sealed burners
- Stainless steel undermount sink
- GE™ Profile™ stainless steel appliances including WiFi connected double oven

PREMIUM BATHS

- Beveled vanity mirrors in primary bath
- Enclosed primary shower with tile walls & recessed shelf*
- Coordinating hardware on all primary bath cabinets
- Framed vanity mirror in powder bath
- Delta® Ashlyn chrome faucets in all baths
- Full-length dressing mirror in primary bath*
- Drop-in rectangular sink in all secondary baths
- Sunken soaking tub in primary bath*
- Elongated toilets in all baths
- Undermount rectangular vanity sinks in primary bath
- Granite, Silestone® or Venetian engineered marble countertops in all baths
- Vanity cabinet with granite countertop and drop-in rectangular sink in powder room

PREMIUM OUTDOOR LIVING

- Back patio block and wired for future ceiling fan(s)
- Limited one-year warranty on planted trees and shrubs
- Fully sodded front and back yards (per community)
- Plumbed gas supply on back patio for grill / fireplace*
- Landscaped front yards
- Rain gutters on the front and rear of home*
- Uniquely designed landscape plans for each homesite with specifically selected, regionally tolerant plants
- Sprinkler systems (per community)

PREMIUM CONSTRUCTION

- 100% acrylic-based exterior paint by Sherwin-Williams®
- HomeTeam® Pest Defense termite borate wood treatment
- Designer, low VOC interior paint by Sherwin-Williams®
- Independent quality assurance inspection
- Extended 2-year warranty for roof leak repair
- Limited lifetime manufacturer warranty of shingles
- GHBA Green Built Gulf Coast certified
- Structural design by a licensed Professional Engineer
- HardiePlank® brand fiber cement siding
- Tri Pointe Homes Limited Warranty
- HomeTeam® Pest Defense in-wall pest control system
- Trus Joist® engineered floor joist system*
- Multiple code-certified inspections throughout construction process

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