

**What Buyers Want to Know**

Property Address:	7422 CARDINA LANDING LN. CYPRESS
Subdivision:	SUBDIVISION LOT - oak Landing sec. 020
Build Date	2010
Last Year's Taxes	\$
HOA Name/Dues	OAK LANG

**What is the age of the:**

A/C Unit 1:	14 yrs with new motor	Heater/Furnace 1:	14 yrs
A/C Unit 2:	NO	Heater/Furnace 2:	14 yrs
Water Heater:	14 yrs	Dishwasher:	14 yrs
Stove/Oven:	5 years	Cooktop:	14 yrs
Microwave:	5 years	Garbage Disposal:	new 1 year old
Carpet:	14 yrs	Other Flooring:	14 yrs
Interior Paint:	unknown	Exterior Paint:	unknown
Roof:	14 yrs	Fence:	unknown
Pool/Spa:	N/A	Pool/Spa Equipment:	N/A

**Are the following items gas or electric:**

Heater/Furnace:	central gas	Water Heater:	
Dryer Connection:		Oven:	gas oven
Cooktop:		Fireplace:	1/ gas connection

**Average Utility Bills:** unknown.

Electricity High:	Electricity Low:
Gas High:	Gas Low:
Water High:	Water Low:
Trash: Part of HOA Fees	

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**Schools**

Elementary:	DUNYEA Elementary
Middle/Junior High:	Hopper Middle School
High School:	Cypress Springs High School

**Recent Upgrades/Updates:**

put in new A/C MOTOR in 2023

**What have you loved about your home?**

High vault ceiling, <sup>large</sup> walk in closet, kitchen with granite, Master suite is down stair with beautiful double sinks  
The High vault ceiling makes the house so bright!