



HARMAN RESIDENTIAL
REALTY GROUP

15306 Fairfield Falls Way, Cypress, Texas 77433-5877
4/5 Bed | 3.5 Bath | 2 Car Attached Garage | Year Built 2000
2,720 Sq. Ft. | 8,010 Sq. Ft. Lot per Appr Dist.

Key Updates (2023)

- Electric Panel, outlets & switches
- Low-E double pane windows
- Water proof SPC Luxury Vinyl Plank flooring throughout
- Complete 5-ton TRANE HVAC system
- Two 40-gallon Gas Water Heaters
- 3.5-ton HVAC system serviced
- Interior & Exterior paint
- All new custom designed soft closing cabinets & drawers
- Venato quartz countertops
- 6" baseboards & 4" door trim

Kitchen (11.1' x 13.7')

- Floor to ceiling cabinetry /w solid brass hardware
- 8' waterfall island /w extra storage
- Two 18" Farmhouse Pendant Lighting
- Custom oak wrapped recessed vent hood & floating shelves
- Porcelain Farm-House sink /w high arc faucet + pull down sprayer
- LED recessed lighting
- Under mounted cabinet outlets & lights
- 5x5" Zellige Gris Glossy Ceramic backsplash tile

Appliances

- FORNO 36" SS Galiano Professional Freestanding 6 Burner Gas Range
- GE 24" SS Built-In tall tub top control dishwasher /w Dry Boost, Steam + Sani & Autosense Wash Cycle
- Glacier Bay TurboGrind 1/3 hp. 2600 RPM continuous feed garbage disposal /w countertop air switch
- 36" SS Built-in 600 CFM Range Hood /w Baffle filters, LED lights, & 3-speed control

Mud/Utility Room (6.0' x 14.0')

- 8" Vancouver Hexagon designer tile
- LED lighting

Half Bathroom (5.0' x 6.3')

- Eridanus 16" white vitreous china vessel sink
- Brushed gold in-wall solid brass faucet
- Glacier Bay dual flush EPA WaterSense distinguished round toilet
- Floating quartz countertop

Breakfast Area (6.9' x 11.1')

- Modern Farmhouse pendant LED

Dining Room (10.8' x 11.7')

- Perfectly positioned off the front foyer /w ample space for entertaining
- Modern 6 bulb LED chandelier

Living Room (16.1' x 18.1')

- Open layout filled /w natural light
- 60" Wagon Wheel Chandelier
- Custom trayed Gas log fireplace /w concretion plaster overlay

Primary Suite (13.1' x 18.0')

- Modern 5 bulb LED chandelier
- Spacious window alcove

Primary Bathroom (9.4' x 10.4')

- Luxury wet room oasis complete /w framed glass shower panel & relaxing soaker tub
- Double vanity equipped /w under mount sinks & metal framed vanity mirrors
- 3-Light industrial wall sconces /w clear glass shades
- Brushed gold 3-hole bathroom faucet /w metal pop-up drain assembly
- Private water closet /w Glacier Bay dual flush EPA WaterSense distinguished round toilet

Fourth Bedroom (11.6' x 11.8')

- Walk-in closet
- Matte black LED 52-in flush mount ceiling fan

Additional Key Features

- Spacious fully fenced backyard
- Gutters on front & back of home
- Double wide driveway
- Tax Rate – 2.4781%

Game Room/Bedroom (12.3' x 20.8')

- Keyed access to garage attic storage
- Cable pass through wall port

Second Bedroom (11.0' x 13.5')

- Walk-in closet
- Matte black LED 52-in flush mount ceiling fan

Upstairs Hall Bathroom #1 (5.1' x 8.0')

- 3-drawer single cabinet quartz vanity /w undermount sink & solid brass hardware
- 3-hole bathroom faucet /w metal pop-up drain assembly
- 6" high pressure tub + shower faucet set
- modern 2-Light vanity wall sconce /w clear glass shades
- Glacier Bay dual flush EPA WaterSense distinguished round toilet

Third Bedroom (11.1' x 11.8')

- Walk-in closet
- Matte black LED 52-in flush mount ceiling fan

Upstairs Hall Bathroom #2 (5.0' x 8.0')

- 3-drawer single cabinet quartz vanity /w undermount sink & solid brass hardware
- Matte black 3-hole bathroom faucet /w metal pop-up drain assembly
- Brushed gold 6" high pressure tub + shower faucet set
- 2-Light modern vanity wall sconce /w clear glass shades
- Glacier Bay dual flush EPA WaterSense distinguished round toilet