

 **20907 Montana Bend Lane**
Cypress, TX 77433

	4 beds
	2.5 bathrooms
	3 car garage
	2,561 sqft

GENERAL FEATURES & INFORMATION

- Beazer Home (2011)
- 70' oversized lot (11,691 sqft)
- PEX Plumbing
- Whole house generator included (5 year warranty)
- Upgraded electrical box with power surge

INTERIOR

- Walk-in closets in all bedrooms
- Spacious home office/study
- 42 inch kitchen cabinets with extra trim
- Soft closing kitchen drawers and cabinets
- Corian countertops with beveled edge
- New kitchen appliances (2021)
- Upgraded flooring throughout the home (2022)
- New HVAC (2021)
- New fence (2021)
- Freshly painted interior (2022)
- Upgrades bedroom and living room fans (2021)
- Secondary utility room in the garage with washer and dryer connections
- Washer and Dryer in the garage included
- Upgraded crown molding throughout the home
- New garbage disposal (2023)

EXTERIOR

- Oversized covered patio with extra concrete pad
- 3-car garage with 5ft extension (great for additional storage)
- Unground sprinkler system (front, back, and sides)
- Gutters installed around the entire property
- Solar screens throughout the home
- Four-sided brick exterior
- Extra exterior electrical plugs under eaves
- 3 french drains for additional drainage
- Exterior hard-wired cameras included
- Exterior flood lights
- Front and back storm doors

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COMMUNITY FEATURES: ACCESS TO MULTIPLE AMENITY VILLAGES

- The Manor at Canyon Lakes West - 19722 Stanton Lake Drive
 - Amenities: Onsite office, clubhouse, JR Olympic pool, wading pool, playground, gym, walking trails, ponds, and fountains.
- The Grove at Canyon Lakes West - 20526 Morrison Grove Drive
 - Amenities: JR Olympic pool, splash pad, gym, playground, basketball (half) court, walking trails, ponds, and fountains.
- Miramesa Amenity Village - 20150 Miramesa Drive
 - Amenities: Clubhouse, covered outdoor pavilion, resort style pool, wading pool, splash pad, playground, dog park & splash pad area, tennis court, sand volleyball court, gym, walking trails, ponds, and fountains.
- The Commons at Bridge Creek - 21044 Bridge Creek Terrace Drive
 - Amenities: Clubhouse, covered outdoor pavilion, resort style pool, playground, dog park, outdoor fitness stations and walking trails.
- The Island at Marvida (COMING SOON) Amenities may include a clubhouse, lazy river, pool, splash pad, playground, dog park, tennis court, sand volleyball, bocce ball court, pickleball court, and much more! (Amenities are subject to change without notice at the sole discretion of the developer)

NEARBY PLACES, SHOPS, AND RESTAURANTS

- H-E-B (2.5 miles)
- Star Cinema (1.3 miles)
- Lifetime Fitness (2.7 miles)
- Easy access to Grand Parkway 99 (2.8 miles)