



HARMAN RESIDENTIAL
REALTY GROUP

13423 Tall Forest Drive, Cypress, Texas 77429-3162
4 Bed | 2.5 Bath | 2 Car Detached Garage | Year Built 1977
2,251 Sq. Ft. | 10,800 Sq. Ft. Lot per Appr Dist.

Key Updates (2024)

- New Electric Panel /w GFCI breakers, Romex wiring, outlets & switches
- MI Low-E double pane windows
- Royal Oak water proof SPC Luxury Vinyl Plank flooring throughout
- Complete 5-ton Goodman HVAC system
- Gas Water Heater
- 30-year roof
- New PEX plumbing ran throughout
- Interior doors & hardware
- Interior & Exterior paint
- Custom designed soft closing cabinets & drawers
- Calatta gray quartz countertops
- 4" pine baseboards & door trim

Kitchen (13.0' x 21.0')

- Floor to ceiling cabinetry /w solid brass hardware
- Waterfall island /w extra storage
- Two 12" Farmhouse Pendant Lighting
- Custom oak wrapped recessed vent hood
- 33 in White Fireclay single bowl Farm-House apron front sink /w high arc faucet + pull down sprayer
- LED recessed lighting
- Under mounted cabinet outlets & lighting
- 5x5" Zellige Perla Polished Ceramic backsplash
- 2 x GFCI /w integrated photo-cell LED lighting under sink area

Appliances

- Empava 36" slide-in SS Professional freestanding Gas Range /w 6 sealed ultra-High-Low burners
- Whirlpool 24" SS 55 dBA Eco Series Built-In pocket handle top control dishwasher featuring power boost cycle, Sani rinse, quick start cycle memory, & overflow detection
- Garbage disposal /w countertop air switch

Appliances - cont'd

- 36" SS Built-in 600 CFM Range Hood /w Baffle filters, LED lights, & 3-speed control
- 2.2 cu. ft. Panasonic SS countertop microwave /w cyclonic wave inverter technology & sensor cook

Mud/Utility Room (6.5' x 7.0')

- 8" Cesari B&W deco porcelain tile
- LED lighting
- 220v outlet & gas Dryer connections

Half Bathroom (2.5' x 7.0')

- 18" white square undermount sink complete /w silver polished swivel spout lavatory faucet & pop-up drain
- Glacier Bay 1.1 GPF/1.6 GPF High Efficiency dual flush elongated toilet

Breakfast Area (8.0' x 11.0')

- VonLuce 3-bulb gold semi flush mount ceiling light fixture /w 13.8" glass shade (E26 base)

Dining Room (10.0' x 18.0')

- Open layout design located off the front entrance foyer /w ample space for entertaining
- Contemporary G9 LED gold ceiling 5-light glass globe lighting mid-century modern sputnik chandelier

Living Room (10.0' x 22.0')

- Open layout filled /w natural light
- Custom built in cabinetry /w built on site red oak floating shelves
- 50" wall-mounted recessed ultra-thin fireplace heater /w 2 heat vents, adjustable flame, & 8H timer
- Hardwired code one smoke & carbon monoxide detector /w AA batt backup

Primary Suite (13.0' x 13.0')

- 52" black ceiling fan /w LED lighting
- Expanded primary closet /w pocket door
- Added 4x LED flush mount lighting

Primary Bathroom (5.5' x 17')

- Luxury wet room oasis complete /w matte black rainfall shower system complete /w brass handheld shower head, 59" soaker tub & matte black wall mounted brass tub filler
- Double vanity equipped /w under mount sinks & metal framed vanity mirrors
- Black 3-Light modern vanity lighting /w milk white glass globe shade wall sconces
- Phiestina matte black vanity faucet /w 360-degree swivel spout & metal pop-up drain assembly
- Private water closet /w pocket door system & Glacier Bay 1.1 GPF/1.6 GPF High Efficiency dual flush elongated toilet

Second Bedroom (11.3' x 13.0')

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

Upstairs Hall Bathroom (5.5' x 8.5')

- 6-drawer single cabinet quartz vanity /w undermount sink & solid brass hardware

Upstairs Hall Bathroom (5.5' x 8.5') - cont'd

- Phiestina matte black vanity faucet /w 360-degree swivel spout & metal pop-up drain assembly
- 8" high pressure tub + shower faucet set
- modern
- 2 light Mid-century modern black metal frame & milk white frosted glass globe wall sconces
- Glacier Bay 1.1 GPF/1.6 GPF High Efficiency dual flush round toilet

Third Bedroom (9.5' x 11.5')

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

Fourth Bedroom (9.5' x 14.0')

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

Additional Key Features

- Upgraded stair treads & railings /w custom stained red oak & satin black round metal balusters
- Replaced exterior siding /w new hardy plank cement board siding on left, right & rear of property. Also, installed new hardy siding around full perimeter of garage
- Performed minor foundation repair work to the left exterior side of property
- Spacious fully fenced backyard /w no backyard neighbors & convenient side gate big enough to use as storage for a trailer, camper, or boat
- New carpet /w padding installed in all 2nd floor bedrooms
- 2 x pallets of freshly laid sod
- Double wide driveway
- Tax Rate – 2.2258% (*Note: Includes .38% Timberlake Improvement District Tax)
- Cypress-Fairbanks School District