

20015 Alyssa Meadows Ln, Cypress, TX 77433

FEATURES

- Magnificent 2 story, **David Weekley** home with many added features and improvements;
- Bricks on all 4 sides and stone in front; Iron fence all around the property;
- Unobstructed lake view & open green space with no back neighbors.
- **Lake access from your back yard** through the private iron fence gate.
- Digital Program Thermostat, Energy Star Appliances, Energy Star/CFL/LED Lights, High-Efficiency HVAC, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier.
- **Energy Star Qualified Home**, Environments for Living, Home Energy Rating/HERS.
- Recently installed **Custom Chandeliers** installed throughout the house with remotes & changeable light colors; Some chandeliers have retractable fan blades.
- Recently installed tub shower frameless glass doors on all the tub showers in the 3 guest bathrooms.
- Recently built brick beds around the trees.
- Solar lights in flower beds; running lights on the metal fence in backyard.
- Automatic Sprinkler system and garage door opener.
- Upgraded kitchen cabinets, granite counters and travertine back splash.
- Primary and 1 additional guest bedroom on 1st floor that can serve as a **generational suite for extended family**, with a full bath just outside the bedroom.
- Dedicated **Office/Study** for your work from home.

- *Very spacious 3 secondary bedrooms all with walk in closets; 1 full bath and a jack and jill bath in between 2 bedrooms, game room-all of which are on the 2nd floor.*
- *An extra space in the attic from a bedroom closet on 2nd floor, which can be finished and converted into a hidden closet or a library or whatever you want to use it as.*
- *The attic access from the game room can be built out as a media/extra room with a balcony outside it, facing the lake. See the drawing under attachments.*
- *Miramesa residents have access to ALL the amenities (including swimming pools, splash pads, tennis courts, dog parks, walking trails, lakes, gyms, community centers of Canyon lakes West, Canyon Lakes at Stone gate, Bridge Creek, Morrison grove and Marvida neighborhoods.*
- *Newly built elementary school inside the neighborhood, very close to the property.*
- *Location- proximity to I-10, 290 & 99, restaurants, libraries, community college and outlet malls.*