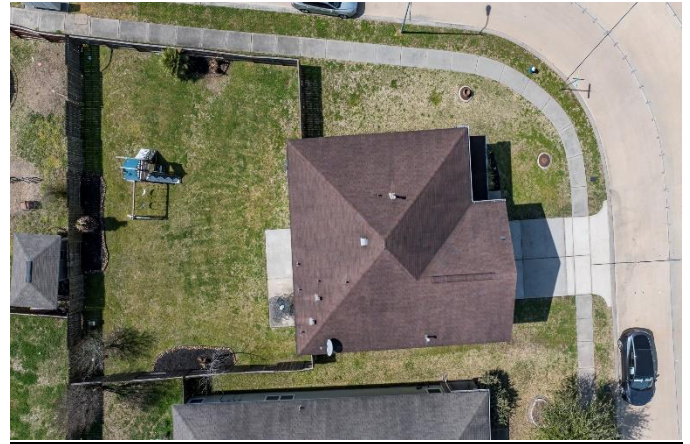


**WELCOME HOME TO**  
**STABLEWOOD FARMS**  
**16339 Melody View Ct,**  
**Cypress, TX 77429**



MLS # 35270930

Price: \$ 315,000

Beds: 3

Baths: 2 full, 1 half

Home size: 2,248 ft<sup>2</sup>

Lot size: 6,861 ft<sup>2</sup>

Schools: Farney, Goodson, Cypress Woods

2023 Tax Rate: \$2.4681

HOA Annual Dues: \$765 for 2023

**Susan Quinn, Realtor/CPA**

*Multi-Year Quality Service Producer Award*

*C21 Realty Partners-Cypress Top Producer For 2021, 2023*

*C21 Masters Ruby Award – 2023*

*Century 21 Realty Partners*

*21 Waterway Avenue, Suite 100, The Woodlands, TX 77380*

*Office: 281-252-4122 Cell: 832-797-1047*

*Email: suzyqhomes@gmail.com*



Come see this beautiful home in Stablewood Farms! Located on a cul-de-sac corner, this home has a backyard big enough for a pool and you still have additional space for a play area or a garden!

Modern, open floor plan to optimize natural lighting and expand your entertainment options. Flex rm downstairs for a study/dining rm/craft rm/exercise rm... whatever you need! Upstairs features a substantial primary bedrm w/ en-suite bath+oversized shower+monstrous walk-in closet. Comfortable game rm and computer niche adjacent to the secondary bedrms for study and play time.

Kitchen features gas cooktop & oven+solid surface counters+tile backsplash+stainless steel appliances+NEW Samsung dishwasher+large pantry. New HVAC condenser 2022+neutral colors+blinds thruout+lg laundry room+2021

ADT alarm system w/ exterior cameras +garage door opener+sprinkler system +backyard patio. NEVER FLOODED and elevation cert is available. Well-respected CFISD schools. Washer, dryer, & backyard playset included!