

# Upgrades and Features

12711 Pine Dr. Cypress, Tx 77429

- Newly remodeled kitchen with solid wood cabinets
- Island kitchen
- Quartz counters
- Gas cooktop
- Stainless steel farm sink
- New windows
- Abundant natural light
- Open floor plan
- New paint throughout
- Sunroom
- New flooring
- Cross fenced
- 8x20 concrete pad for ranch equipment or parking
- Large barn/workshop with concrete flooring and pre-wired for # phase power and PEX plumbing
- RV connection
- No MUD taxes
- Unrestricted
- Surrounded by nature preserve
- Dead end street
- Gated access
- Mature trees
- No flooding
- Equine “run-in” shelter can be purchased as non-realty
- Ranch panels can be purchased as non-realty
- New roof
- Newer HVAC
- Aerobic septic
- Multiple outdoor living areas and decks/patios
- Well water with updated pump
- Power and water distribution throughout the property for convenience
- Non-realty items that convey include two refrigerators, two freezers, drink refrigerator, two smokers

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**Additional non-realty that can be negotiated**

- 4 portable shelters
- Portable panels
- Portable round pen
- Flat bed trailer
- Horse trailer
- Tractor
- 3 lawn mowers
- Portable and mounted fans
- All tools, tack, gear
- Patio furniture
- Household furniture
- Horse boarding business-

Trotting Spirit Ranch

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