

# Welcome to 18115 Linden Forest Lane in Cypress Falls Subdivision with over \$41K in improvements!

Stunning 4 Bedroom - 2 Full Baths – 2 Car Garage Home in highly desired CFISD!

## Improvements

Hardwood/Beveled Glass Front Door  
4 sided brick  
Double-paned Windows  
Covered Back Patio  
Real Oak Hardwood Flooring  
\$11k  
All Carpet replaced 2019 \$6,200  
2 zone surround sound 4 speaker & sub woofer interior 2 exterior speakers \$3,200  
Whirlpool Gold Series Fridge \$2,200  
Stove \$1300  
Microwave \$425  
Samsung Dishwasher \$702  
4 zone front sprinkler smarter controller upgrade \$212  
Tinted the windows for privacy and home cooling for \$485 for the front office and guest bedroom  
Upgrade light fixtures in the living, dining and entry \$345  
AC replaced 2020 \$5,200  
Roof replaced in 2017 \$9000  
Water heater 2016 \$1300  
\$41569

## Interior Entry

Updated solid wood door with beveled glass  
Oak Hardwood Flooring  
Custom wall paint  
Updated Lighting

## Formal Dining

Oak Hardwood Flooring  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
Updated Chandelier

## Family Room

Oak Hardwood Flooring  
Large Bright Space  
Gas Ceramic Logs Fireplace with Tile Surround  
Bank of Windows  
Window Treatments

## Kitchen

Oak Hardwood Flooring  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
42" Custom Wood Cabinetry  
Formica Counters with Cast Iron Steel Double Bowl Sink + Faucet  
Sprayer  
Garbage Disposal  
Gas Range  
Dishwasher  
Microwave  
Breakfast Bar  
Large Walk-in Pantry

## Breakfast Room

Oak Hardwood Flooring  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
Updated Lighting  
Adjacent to Kitchen

## Primary Bedroom

Updated Carpet 2019  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
Updated Ceiling Fan + Light  
En-suite Bath Access  
Bay Window

## Primary Bathroom - Remodeled

Custom Wall Paint & White Paint  
Woodwork Baseboards  
Dual Sinks/Cabinetry

Soaker Tub  
Walk-in Shower  
Private Commode  
Large Walk-in Closets

## Utility Room

Custom Tile Flooring  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
Gas & Electric Connections  
Extra Space for Storage or Second Fridge

## Bedroom 2

Updated Carpet 2019  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
Ceiling Fan + Light  
Walk-in Closet  
Overlooks front yard

## Bedroom 3

Updated Carpet 2019  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
Ceiling Fan + Light  
Walk-in Closet

## Bathroom 2

Tile Flooring  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
Double Cult/Marble Sink/Nickel Faucets  
Tub/Shower Combo

## Bedroom 4

Updated Carpet 2019  
Custom Wall Paint & White Paint  
Woodwork Baseboards  
Ceiling Fan + Light

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**Back Yard**

Large Covered Patio  
Low Maintenance Yard  
Wood Fencing

**Garage**

2 Car Garage with Garage Door  
Opener