

19715 Arbor Canopy

- Study - Prewired for Speakers
- Primary Bedroom - Prewired for Speakers
- Living Room - Prewired for Surround Sound (Surround Sound System Conveys)
- Upgraded HVAC with UV Purifier & April Aire Filtration
- Whole House Generator
- 3 Car Tandem Garage
- Whole House Water Softener
- Reverse Osmosis System in Kitchen
- Gas Fireplace with Remote Start & Upgraded Fan to Distribute Heated Air
- Large Laundry Room with Extra Storage Space and Sink
- Travertine Patio with TV Hookup
- Gas Grill Hookup on Patio (Grill Conveys)
- Salt Water Pool (3.5ft-7ft Depth)
- Finished Workshop with 1/2 bath & HVAC - Perfect for a pool house or guest house

Seller's favorite features about the house: It is open and bright with lots of custom storage. The home has no front neighbors and is faces the splash pad & playground.

Seller's favorite features about the neighborhood: Hidden Arbor is nice and quiet smaller neighborhood with lovely neighbors. There are miles of walking trails, splashpad and playground for outdoor activities. Easily accessible to 99 & 290.

Seller's favorite places for dinner, entertainment & shopping nearby: Lots of shops + restaurants close by. Very close to the Cypress Outlets offering a wide variety of shopping. There are tons of restaurants nearby, some favorites are Lupe Tortilla, Dario's, Marvino's and Longhorn.

Average Utility Cost:

Electric \$290

Gas \$110

Water \$ 46



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