



## Feature and Update Sheet

### 19627 Lighthouse Scene Ln, Cypress, TX 77433

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#### Recent Seller Updates

- New roof (ask for date and warranty)
- Updated kitchen (finishes and function)
- Fresh interior paint in key areas
- Water softener with warranty
- Appliances: stove, refrigerator, microwave, dishwasher (newly installed)
- All new interior light fixtures

#### Buyer Advantages

- American Home Shield home warranty included (see plan details)
- VA-assumable loan at 3.5 percent - subject to servicer approval
- Eligible for Texas homestead exemption after closing (buyer applies with county)
- Limited-time buyer incentive: \$2,000 toward closing costs if contract accepted before December 1, 2025

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**Note - Buyer incentive only available with full price offer with an accepted offer before December 1, 2025**