

16210 Broken Timber Circle

LOCATION OVERVIEW

Living in Copperfield offers the perfect balance of suburban tranquility and city convenience, with top-rated schools, family-friendly parks, and a strong sense of community. Residents enjoy beautiful walking trails, neighborhood pools, and easy access to shopping, dining, and entertainment at nearby Towne Lake and Houston Premium Outlets.

SCHOOL INFORMATION

BIRKES ELEMENTARY SCHOOL
ARAGON MIDDLE SCHOOL
CYPRESS FALLS HIGH SCHOOL

AVERAGE BILLS

ELECTRIC
\$73

GAS
\$35

WATER
\$120

AGE OF ROOF
10 YEARS

AGE OF WATER HEATER
RECENTLY PURCHASED

AGE OF HVAC
7 YEARS

NOTABLE FEATURES + UPGRADES

LOCATED IN A QUIET, SAFE CUL-DE-SAC
SPACIOUS FRONT YARD, SLIGHTLY LARGER THAN MOST HOMES IN THE NEIGHBORHOOD
OPEN FLOOR PLAN WITH NATURAL LIGHT
FRESHLY PAINTED INTERIOR & EXTERIOR (COMPLETED LAST MONTH)
ROOF RECENTLY CHECKED & TOUCHED UP
FRESH SOD IN BOTH FRONT & BACK YARDS
UPDATED FENCE SURROUNDING THE PROPERTY
IN-GROUND SPRINKLER SYSTEM
ALL KITCHEN APPLIANCES UPDATED
UPDATED ATTIC INSULATION & LADDER, & INSULATION OVER THE GARAGE
UPDATED SOLAR FAN EXHAUST IN ATTIC FOR BETTER VENTILATION
UPDATED CEILING VENTS FOR IMPROVED AIRFLOW
RECENTLY REPLACED SHOWER DOOR IN PRIMARY BATHROOM
UPGRADED FIXTURES ON ALL DOORS & BATHROOMS
UPDATED TOILETS
HVAC SYSTEM IN THE ATTIC REPAIRED
HIGHLY SAFE & FAMILY-FRIENDLY WITH A STRONG SENSE OF COMMUNITY
VIBRANT NEIGHBORHOOD EVENTS, INCLUDING SEASONAL ACTIVITIES FOR CHILDREN & ORGANIZED GARAGE SALES
COMMUNITY POOL AND PARK
WALKING & BIKING TRAILS
TENNIS & PICKLEBALL COURTS
NEIGHBORS ARE FRIENDLY & LOOK OUT FOR ONE ANOTHER