

**WELCOME HOME TO**  
**16627 Amelia Island**  
**Cypress, TX 77433**



WELCOME TO LAKELAND HEIGHTS IN BRIDGELAND! This home offers four bedrms+three full baths+one half bath+ home office+upstairs gameroom+three car tandem garage. Impressive water view from the front porch with no homes directly across from you. Great location within walking distance of local businesses & eateries. Improvements include: Environments for Living energy certification+double pane low-e vinyl windows+radiant barrier decking+ Manabloc centralized plumbing system w/ a central manifold+OnDuty Pest-Tubes for in-wall pest control+security system +cement board siding painted 2024+ colossal kitchen w/ recessed & under-cabinet lighting, granite counters, five burner gas cooktop, stainless appliances & undermount sink, extra bar seating, cabinet for trash/recycle bins & two large pot/pan drawers+8' Craftsman front door+high ceilings+wood/tile floor+covered back patio+full gutters+sprinkler system+gas log fireplace+blinds in all bedrms & family room. NEVER FLOODED! "A" rated CFISD schools. Visit Bridgeland.com for master planned community amenities. See additional photos on [www.har.com](http://www.har.com).

Bedrooms: 4 bedrooms with office & gameroom

Bathrooms: 3 full baths, 1 half bath

Home size: 2,928 ft<sup>2</sup>

Tax Rate 2025: \$2.9807

HOA dues 2026: \$1,465

**Susan Quinn, Realtor/CPA**

Multi-Year Quality Service Producer Award  
C21 Realty Partners Top Producer 2021 & 2023  
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