

Features & Upgrades

21130 DOLPHIN BAY LANE

Exterior Features:

- Brick front elevation
- Covered front porch
- Covered back patio—ideal for outdoor relaxation
- No rear neighbors for added privacy
- Fully fenced backyard
- Added gravel landscaping along sides and rear (low maintenance)
- Gutters installed
- Generator switch installed

Interior:

- Built in 2023—like-new condition
- 2-story floor plan with functional layout
- Upgraded luxury vinyl plank (LVP) flooring in main living areas
- Neutral finishes throughout

Kitchen:

- Open-concept island kitchen
- Granite countertops
- Stainless steel appliances
- Seamless flow to dining and living areas

Living & Dining:

- Open-concept layout
- Natural light-filled living space
- Ideal for both everyday living and hosting

Primary Suite:

- Spacious upstairs primary bedroom
- En-suite bathroom with:
 - Dual sinks
 - Separate soaking tub
 - Walk-in shower

Upstairs Living:

- Large game room/flex space
- Perfect for media room, playroom, or additional lounge area

Secondary Bedrooms & Baths:

- Generously sized secondary bedrooms
- Full secondary bathroom upstairs
- Flexible use for guests, home office, or hobbies

Systems & Major Components (All 2023):

- Roof
- HVAC (A/C & Heater)
- Water Heater
- Kitchen Appliances (cooktop, oven, microwave, dishwasher)
- Carpet & additional flooring

Marvida Community Features & Amenities:

- Resort-style amenity village with multiple activity areas
- Lazy river for fun and relaxation
- Lap pool and water playground
- Splash pad / kids' splash zone
- Playgrounds throughout the community
- Sand volleyball courts
- Tennis and pickleball courts
- Dog park and pet-friendly spaces
- Clubhouse and shaded pavilion spaces
- Event lawn / social gathering areas
- Exercise stations and trails for walking and fitness
- Access to additional amenities in nearby sister communities (pools, playgrounds, sport courts, clubhouses)
- Cypress-Fairbanks ISD