



## 14423 Idylwild Wood Way, Cypress

### *Recent Improvements:*

- **2026:** New garage door ---- \$1500
- **2026:** Landscaping: fresh mulch, tree trimming, root removal---- \$600
- **2025:** Roof Replacement
- **2023:** HVAC upgraded: UV light, freon, *Carrier* evaporator (registered) ---- \$3300
- **2023:** New *Rheem* 40-gallon gas water heater (registered) ---- \$2200
- **2022:** Fresh interior paint throughout, including baseboards, doors, and closets ---- \$5000
- **2022:** New vinyl flooring & new front door ---- \$10,000
- **2022:** New window blinds ---- \$2200
- **2021:** Dishwasher replacement ---- \$700

### *Why You'll Love This Home:*

- *Enjoy neighborhood lake access with walking trails*
- *Move-in ready conditions*
- *Clean, refreshed interior and exterior spaces*
- *Consistent maintenance provides lasting value and peace of mind*