

10803 Dawn River Court

LOCATION OVERVIEW

South Cypress combines suburban charm with modern convenience, offering top-rated CFISD schools, easy freeway access, and the resort-style amenities of the master-planned Towne Lake community.

SCHOOL INFORMATION

RENNELL ELEMENTARY SCHOOL
ANTHONY MIDDLE SCHOOL
CYPRESS RANCH HIGH SCHOOL

AVERAGE BILLS

ELECTRIC
\$300

GAS
\$125

WATER
\$80

AGE OF ROOF
8 YEARS

AGE OF WATER HEATER
8 YEARS

AGE OF HVAC
8 YEARS

NOTABLE FEATURES + UPGRADES

OPEN KITCHEN & LIVING ROOM

DEDICATED MEDIA ROOM, IDEAL FOR FAMILY MOVIE NIGHTS

FIREPLACE, BEAUTIFUL FOCAL POINT FOR COZY EVENINGS

SPACIOUS, MULTI-GENERATIONAL FLOOR PLAN

FULL INTERIOR REPAINT (APRIL 2025)

EXTERIOR REFRESH, GARAGE DOOR, FRONT DOOR, AND LANTERNS REPAINTED (APRIL 2025)

DRIVEWAY POWER WASHED (MARCH 2026)

FRESH FRONT YARD SOD INSTALLED (MARCH 2026)

DRYER VENTS PROFESSIONALLY CLEANED (MARCH 2026)

BUILT IN 2018, MODERN CONSTRUCTION

TOWNE LAKE COMMUNITY, WATER TAXI, LAKE ACCESS, RUNNING TRAILS, CLUBHOUSE, GYM, WATER PARK & SPLASH PADS, YEAR-ROUND EVENTS

MINUTES TO THE BOARDWALK, DINING, TRADER JOE'S, GROCERY STORES, AND TEXAS CHILDREN'S HOSPITAL

ZONED TO TOP-RATED CFISD SCHOOLS

EASY FREEWAY ACCESS