

9010 Arkstone Canyon

Property Features & Highlights

Avalon at Cypress | Taylor Morrison “Carnelian” Plan

Home Overview

- 5 Bedrooms | 4.5 Bathrooms | 2-Car Garage
 - Built by Taylor Morrison
 - Dedicated **Office, Game Room & Media Room**
 - Located on a **cul-de-sac with no back neighbors**
 - Zoned to **Cy-Fair ISD**
 - Convenient to **Bridgeland Creek Marketplace & The Boardwalk at Towne Lake (Boardwalk/Toro District area)**
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Kitchen & Interior Features

- Open-concept layout ideal for entertaining
 - Under-cabinet lighting
 - Built-in spice rack & utensil storage in cabinets beside stove
 - 8-foot doors throughout downstairs
 - 3-panel sliding glass patio door
 - Floor plugs in living room & office
 - Dimmable lighting in primary bedroom & media room
 - Mudroom with built-in bench & storage
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Media & Smart Features

- Denon surround sound system in media room (included)
 - Built-in speakers in kitchen & patio
 - Pre-wired for outdoor patio screens
 - Exterior gas line + electrical outlets for hot tub
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Outdoor & Lot Features

- Spacious backyard with sunrise & sunset views
 - No back neighbors + masonry rear wall (HOA maintained)
 - Full gutters
 - Friendly cul-de-sac setting
 - Ideal space for entertaining and gatherings
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Systems & Efficiency

- Whole-home water filtration system & reverse osmosis (included)
 - Whole-home air filtration & dehumidifier system
 - Refrigerator/freezer plugs in garage
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Community & Lifestyle

- Resort-style community with pool (year-round access)
 - Scenic walking trails & playgrounds
 - Active, friendly neighborhood atmosphere
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Included Items

- Refrigerator
 - Upstairs TV
 - Primary bedroom TV
 - Denon media room sound system
 - Water softener & reverse osmosis system
 - Decorative world wall map
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Exclusions

- Washer & Dryer
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Utility Information (Approximate)

- **Electric:** Avg \$245 | Low \$160 | High \$345
 - **Gas:** Avg \$40 | Low \$29 | High \$70
 - **Water:** Avg \$100 | Low \$80 | High \$150
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Why This Home Stands Out

- Rare combination of **space, upgrades, and privacy (no back neighbors)**
- Built for both **everyday living and entertaining**
- Loaded with **high-end features already in place**
- Located in a **highly desirable, amenity-rich community**