

COMPASS

CYPRESS

# 16810 Tranquility Park Drive

4 BD 2.5 BA 2452 SF



# Features

16810 Tranquility Park  
Cypress, Texas 77429

## Highlights

- Roof replaced in May 2026 for added peace of mind and lower insurance cost
- No carpet throughout the home
- Never flooded
- Zoned to highly rated Cy-Fair ISD schools
- Pride of ownership shines throughout this impeccably maintained home

## Living Spaces

- Stunning two-story entry filled with natural light and soaring ceilings
- Cozy fireplace creates a warm focal point for gatherings and relaxing evenings
- Open-concept layout offers an easy flow for entertaining and everyday living
- Spacious upstairs game room and additional flex space provides flexible space for movie nights, homework, fitness, or a second hangout area

## Interior Features:

- Spacious first floor primary suite designed as a relaxing retreat to unwind
- Completely remodeled bathroom includes freestanding soaking tub, dual sinks, separate seamless glass shower with elegant marble tile details - truly luxurious!
- Generously sized secondary bedrooms with great natural light and each bedroom features large walk in closets
- Completely updated secondary bathroom featuring a sleek glass walk-in shower and modern finishes
- Modern shelving added to the laundry room for additional storage

## Kitchen & Dining

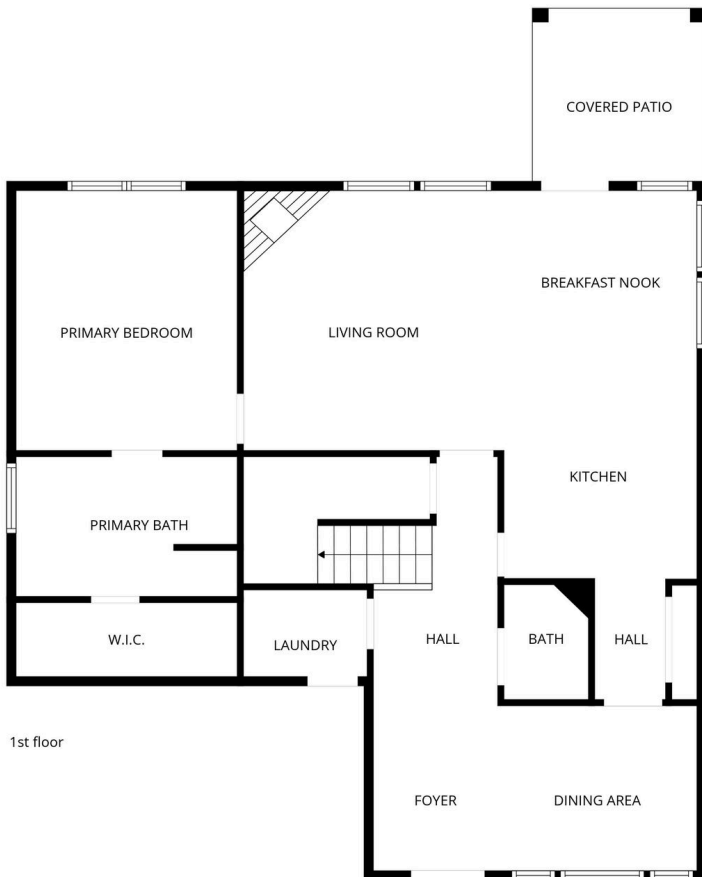
- Open kitchen overlooks the living room and breakfast area, keeping everyone connected
- Granite countertops paired with abundant cabinetry for both style and functionality
- Gas cooking ideal for home chefs
- Bright breakfast room with banquette seating and with backyard views
- Formal two story dining area

## Outdoor Features

- Covered patio with ceiling fan creates the perfect outdoor living space
- Large backyard with room to play, garden, or entertain
- Mature landscaping adds charm and established curb appeal
- Sprinkler system helps keep the yard looking its best with ease
- Double-wide driveway with attached 2-car garage with plenty of storage potential

# Floorplan

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Schools

16810 Tranquility Park  
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## Black Elementary

### Accountability Ratings

**A**

Excellent

★★★★★  
TEA Ratings

#### SCALED SCORE

Student Achievement	90
Student Progress	85
Closing Performance Gaps	92
Overall	91

### Accountability Ratings

**A**

Excellent

★★★★★  
TEA Ratings

#### SCALED SCORE

Student Achievement	90
Student Progress	88
Closing Performance Gaps	92
Overall	91

## Cypress Woods High School

### Accountability Ratings

**A**

Excellent

★★★★★  
TEA Ratings

#### SCALED SCORE

Student Achievement	93
Student Progress	90
Closing Performance Gaps	95
Overall	94

# Parks

16810 Tranquility Park  
Cypress, Texas 77429

*Conveniently located near some of Cypress' most loved parks, trails, and outdoor spaces.*

## **Cypress Park**

Walking trails, scenic lake views, playgrounds, fishing spots, picnic areas, and open green space for outdoor enjoyment.

## **Little Cypress Creek Preserve**

Nature-focused preserve with wooded hiking trails, wildlife viewing, creek access, and peaceful natural scenery.

## **Maxwell Park**

Popular local park offering trails, playgrounds, and shaded green space near Cypress Creek.

## **Longwood Bend Park**

Beautiful community park with walking paths, pond views, and relaxing outdoor areas.

## **Telge Park**

Historic Cypress-area park with fishing ponds, playgrounds, picnic spaces, and nature trails.

## **Cypress Mill Park & Pool**

Community recreation area featuring playgrounds, green space, and pool amenities nearby.

## **Coles Park**

Well-maintained park with sports areas, trails, playgrounds, and open recreation space.

## **John Paul Landing Park**

Large regional destination park with lakes, fishing, trails, playgrounds, splash pad, and year-round recreation opportunities.

# Local Insights from Sellers

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Favorite breakfast spots:

- Cypress Breakfast House
- Seasons Harvest Cafe

Lunch/dinner spots:

- Mia's Table
- Pho Ton
- Ambriza
- Pizzaiolo's

We love shopping at The Boardwalk in Towne Lake and the outlet mall in Fairfield.

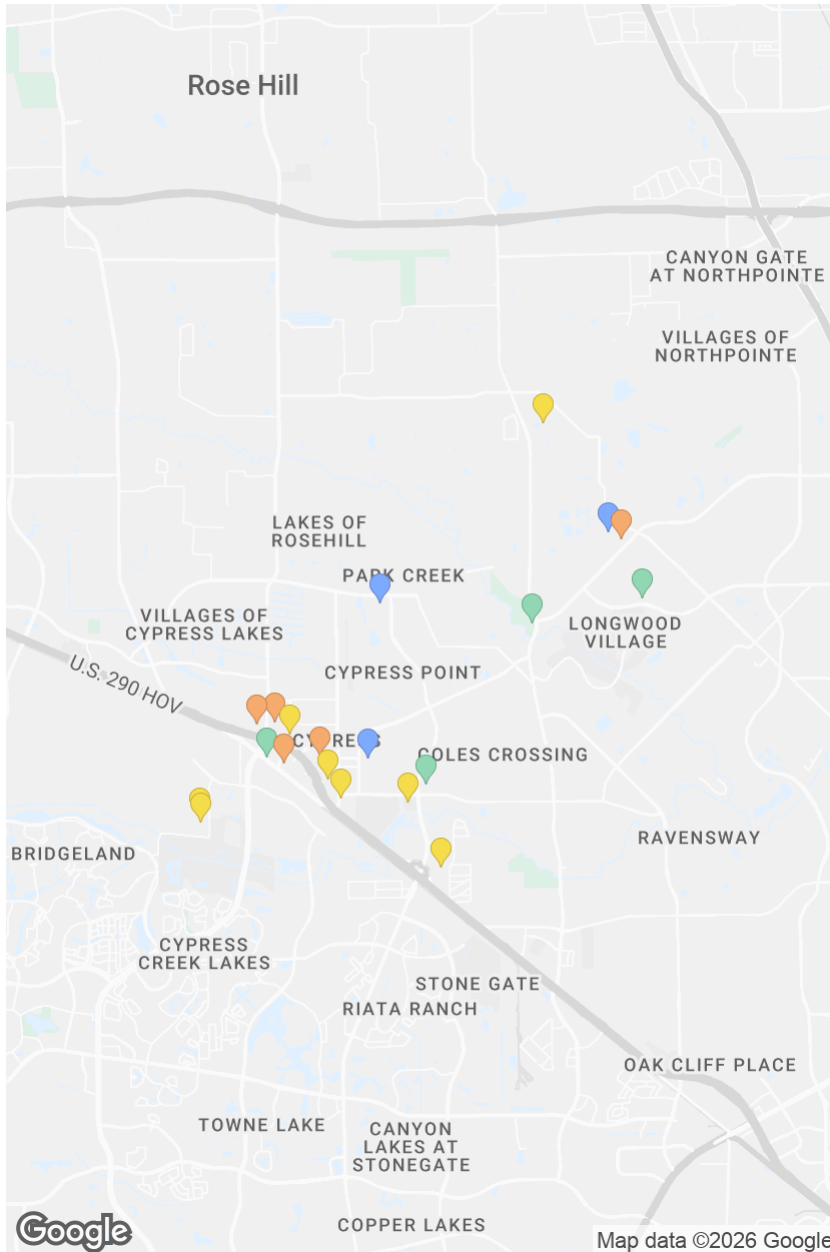
Cypress is a unique blend of suburban rural charm and the nearby city vibe. And of course, being just 30 minutes from so much more that Houston has to offer!

*We love it here and hope the next buyers will make great memories just like we have!*

# 16810 Tranquility Park Drive

Park Creek

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## SCHOOLS

- Goodson Middle School, 0.56mi
- Black Elementary School, 2.06mi
- Cypress Woods High School, 2.12mi

## GROCERY STORES

- H-E-B, 2.17mi
- Walmart Supercenter, 2.20mi
- Kroger, 2.25mi
- Spec's Wines, Spirits & Finer Foods, 2.33mi
- Target Grocery, 2.48mi

## PARKS

- Little Cypress Creek Preserve, 1.44mi
- Coles Park, 2.35mi

- Longwood Bend Park, 2.43mi
- Cypress Top Historic Park, 2.53mi

## GYMS

- Max Speed and Strength Cypress, 1.94mi
- Planet Fitness, 2.20mi
- Crunch Fitness - Cypress, 2.44mi
- Villa Sport Athletic Club, 2.53mi
- The Little Gym of Cypress, 2.58mi
- LA Fitness, 3.21mi
- Cypress Academy of Gymnastics, 3.43mi
- InSPIRE Rock Climbing Gym, 3.47mi