

PROPERTY REPORT

**12755 Mill Ridge Drive Unit 1101,  
Cypress, TX 77429**

 2 Bedrooms

 2 Bathrooms

 1,560 Square feet



**MONICA SINHA**

Broker

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11335 Wooded Creek Ln, Cypress, TX 77433



**RYAN ROSPLOCK**

Branch Manager

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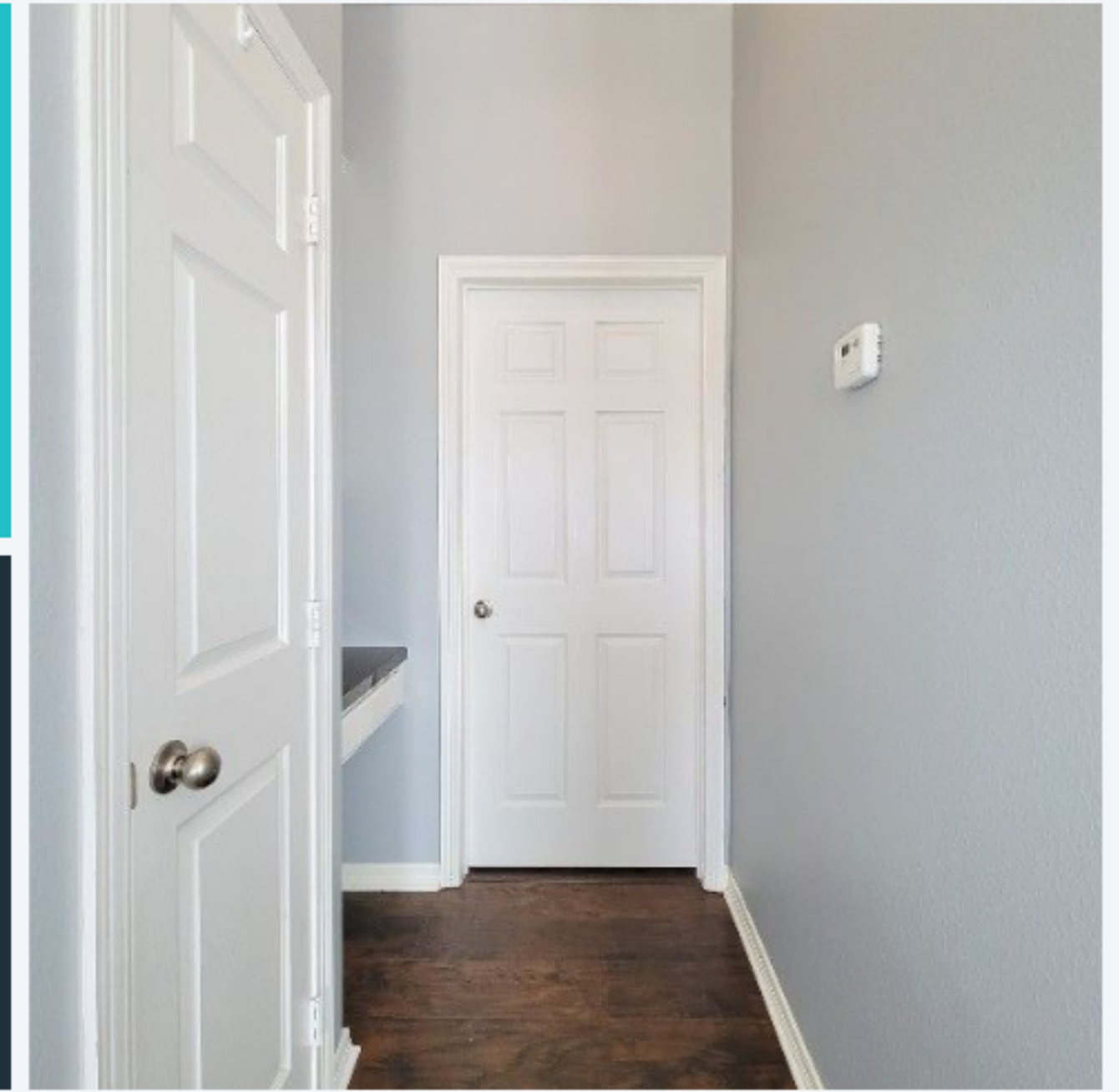


21105 Eva Street Suite 110, Montgomery, TX 77356  
Branch NMLS# 1869307



**2**  
BED

**2**  
BATH



**1560**  
SQ FT

**2002**  
BUILT IN





## SUMMARY

Gorgeous One-story Town home in Cypress with relaxing front Porch. Open floor plan & abundance of natural light throughout the home. Corner unit with two Car Garage & also two assigned parking space. Family room with 10 ft high ceiling, cozy corner fireplace w/electric log. Updated Kitchen with s. s appliances, tile backsplash, glass insert cabinetry & double oven. Built-in custom dining/breakfast combo island with pendant lights & window seat. Great utilization of space & storage. Study or 3rd room with built-ins & dual French doors. Extensive wood like laminated flooring (no carpet in this home). Split floor plan. Private Patio.



### VERY CONVENIENT AREA

Most major services in this area are located within **1** mile.



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



### NEIGHBORHOOD EATS

This home is located near **138** moderately priced restaurants rated four stars and up.



### GREAT SCHOOLS

The schools for this home are **above average** for this neighborhood



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# AREA REPORT



## VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



MEDICAL



COFFEE



CLEANERS



GAS



ATM



0.5  
MILES

0.7  
MILES

0.7  
MILES

0.7  
MILES

0.7  
MILES



MOVIE THEATER



GYM



GROCERIES



PHARMACY

2.4  
MILES

1.7  
MILES

0.9  
MILES

0.8  
MILES



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# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **15** private schools and **3** charter schools within **5** miles.

PK-5	MILLSAP ELEMENTARY SCHOOL ASSIGNED	7 RATING
6-8	HAMILTON MIDDLE SCHOOL ASSIGNED	9 RATING
9-12	CYPRESS CREEK HIGH SCHOOL ASSIGNED	5 RATING





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# OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	<b>GOLF COURSE</b> <b>IPI</b>	<b>1.4</b> <b>MILES</b>
	<b>PARK</b> <b>CY-CHAMP PARK</b>	<b>3.2</b> <b>MILES</b>
	<b>DOG PARK</b> <b>WINCHESTER COUNTRY DOG PARK</b>	<b>3.6</b> <b>MILES</b>

  
WITHIN  
10 MILES

**24**  
GOLF COURSES

**8**  
PARKS

**1**  
DOG PARK



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# FOOD REPORT



## NEIGHBORHOOD EATS

This home is located near **138** moderately priced restaurants and has an **above average** variety of cuisines.

# 151



WITHIN 5 MILES

\$

95

\$\$

43

\$\$\$

3

\$\$\$\$

0

### GOOD EATS BY CATEGORY

AMERICAN .....	32
FAST FOOD .....	24
MEXICAN .....	16
PIZZA .....	11
ASIAN .....	10
INTERNATIONAL .....	10
BARS .....	7
SEAFOOD .....	6
STEAKHOUSES .....	6
OTHER .....	11

To learn more about this home or obtain financing information,  
please contact:



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