

UPGRADES & SPECIAL FEATURES

15739 Ponderosa Bend Drive

Cypress, Texas 77433 | Wildwood Community

Offered at \$450,000 • 2,432 Sq Ft • 3 Bed + Study • 2.5 Bath • 1 Story • Built 2017 • 0.32 Acre

PREMIUM LOT & LOCATION

- **Oversized 1/3-acre corner lot** on a quiet cul-de-sac — minimal traffic, safe for families
- **No side neighbor** — open green space alongside the property for added privacy
- **Calm, newer neighborhood** in the established Wildwood community
- **Wildwood amenities included** — community pool, splash pad, parks & walking trails
- **Commuter-friendly location** — quick access to Hwy 290 & Grand Parkway (99); 9 minutes to Costco, HEB & Walmart

GOURMET ISLAND KITCHEN

- **Large stone-topped island** with seating for four
- **Full stainless steel appliance package** — double wall ovens, gas cooktop, built-in microwave
- **Crisp white cabinetry** with designer subway tile backsplash
- **Pendant & recessed lighting** and corner walk-in pantry

PRIVATE PRIMARY SUITE

- **Spa-style primary bath** with double vanity and stone countertops
- **Oversized walk-in shower** with upgraded tile surround
- **Generous walk-in closet** connected directly to the bath

INTERIOR DESIGN & UPGRADES

- **Soaring high ceilings & graceful archways** throughout the main living areas
- **Designer multi-layer tray ceilings** in the formal dining and study — a custom builder upgrade
- **Crown molding** and abundant natural light from walls of windows
- **Wood-look tile flooring in main areas** — durable, modern, and easy to maintain
- **Dedicated study** with elegant French doors — perfect home office
- **Upgraded ceiling fans** in every room
- **Formal dining room with tray ceiling** plus a bright breakfast nook — two dining spaces
- **Separate powder room** in front of garage entrance
- **Huge laundry room** with racks, cabinets and tons of extra storage space

ENTERTAINER'S BACKYARD

- **Custom covered outdoor kitchen** with stone construction and granite-look counters
- **Built-in stainless grill** and ceiling fan
- **Huge fully fenced backyard on 1/3 acre** — rare space for kids, pets & gatherings
- **Full sprinkler system** front and back for effortless lawn care

PREMIUM SYSTEMS & GARAGE

- **3-car garage with epoxy-coated floors** — spotless, showroom-quality finish
 - **Whole-house water purification system** for cleaner water at every tap
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Babak Rafi / 409-951-0355 / RafiTxRealty@gmail.com | Walzel Properties
har.com/babak-rafi/agent_brafi