



8903 SHELFORD BAY LN
 CYPRESS, TX 77429

Avalon at Cypress-60s

MODEL: CARNELIAN-N2023/WEST FACING
 YEAR BUILT/CLOSED: 02/20/2024
 TOTAL AREA: 8403 SQ.FT
 GROSS LIVING: 3834 SQ.FT
 5 BED, 4.5 BATH, MEDIA ROOM, GAME ROOM,
 PRIVATE OFFICE, 2 CAR GARAGE
 EXTERIOR: BRICK - MORTAR - MERIDIAN
 CAPROCK - ON REAR AND SIDES . FRONT :
 STUCCO. STONE FENCING ON THE REAR END

Features / Upgrades

- MOSTLY (>80%) UNUSED ROOMS/APPLIANCES, NEWLY BUILT FRESHNESS
- ACROSS THE HOME. USED ALL UPGRADES, NOT OFFERED IN 2024 MODELS
- NO CARPET ACROSS THE HOME, EXTENDED COVERED PATIO (36*10FT)
- FULL LIT DOOR TO PATIO WITH KEYLOCK AND DEADBOLT @ PRIMARY SUITE
- COVERED BALCONY (18*10 FT.)
- EXTENDED DINING AREA (18*12 FT)
- DISTRIBUTED AUDIO- BUILT-IN SPEAKERS AND A MASTER CONTROL SYSTEM (LIVING, GAME AND PATIO)
- NO REAR NEIGHBORS
- ELECTRIC FIREPLACE - HEARTH AND HOME ALLUSION 48"
- PRE-PLUMB FOR OUTDOOR KITCHEN IN PATIO: INCLUDES GAS LINE, HOT AND COLD WATER, DRAIN FOR SINK
- DESIGNER LEVEL 1 UPGRADED CABINETS WHOLE HOUSE (WHITE)
- STYLE: LEXINGTON COLOR, EXTRA WHITE: HDF FINISH



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Flooring / Stairs

- REVWOOD UPGRADE IN THE LIVING ROOM/FOYER
- LUXURY VINYL PLANK UPGRADE IN ALL THE INTERIOR ROOMS, CLOSETS, AND 2ND FLOOR(NO CARPET ACROSS THE HOME)
- RED OAK TREAD STAIRS
- GRAND STAIRCASE, BRIDGE CONNECTING TWO SIDES & OPEN RAILS OVERLOOKING ENTRY AND FOYER, AND THE LIVING AREA ON THE OTHER SIDE.
- TILE UPGRADE DAL-TILE IN KITCHEN AND BATH



Kitchen

- QUARTZ UPGRADE IN THE KITCHEN AND MASTER BATH (COUNTERTOPS & KITCHEN ISLAND), ROUNDED EDGES BLUE/WHITE BACKSPLASH UPGRADE
- IN BUILT SOAP DISPENSER AND WATER PURIFIER BESIDE KITCHEN SINK
- IN CABINET- TRASH PULL OUT BESIDE KITCHEN SINK
- CUSTOM KITCHEN SINK, SPLIT

Other / Additional

- FULL GUTTERS - COLOR TO MATCH FASCIA TRIM
- HUNTER- SPRINKLER SYSTEM, WITH WIRELESS/APP ENABLED CONTROLLER
- RING CAMERA DOOR BELL , KEYPAD MAIN ENTRY LOCK, KEYPAD FOR GARAGE DOOR
- STD. ALL WINDOW TREATMENTS
- BECKHAM MODERN CHANDELIER AT FOYER
- THREE GLOBE PENDANTS OVER KITCHEN ISLAND
- CEILING 4-6" LED FLUSH MOUNT LIGHTS IN FAMILY ROOM AND MEDIA ROOM
- 8 FOOT DOORS IN FIRST FLOOR AND 6 FOOT DOORS IN SECOND FLOOR, 42 INCH WIDE DOOR UPGRADE(MAHOGANY CONTEMPORARY)
- ~24 FT HIGH CEILING IN LIVING ROOM
- DROP-IN TUB & MUD-SET AT OWNER'S BATH
- HARDWARE - SATIN NICKEL HANDLESET-PLYMOUTH FOR EXTERIOR.
- SATIN NICKEL INTERIOR KNOBS-PLYMOUTH FOR INTERIOR.
- GIBSON FIXTURES AND FAUCET , SINKS , TUBS, SATIN NICKEL DOOR HARDWARE, CHROME- BATHROOM HARDWARE LARGE WASH AREA WITH STORAGE.



FURNITURE(NOT INCLUDED, BUT NEGOTIABLE):

LIKE NEW- 3+2 SEATER POWER RECLINERS(LIKE NEW), 3 + 1 SLEEPER SOFA IN MEDIA(NEW), SAMSUNG 29 CU.FT FRENCH DOOR REFRIGERATOR(LIKE NEW), SAMSUNG WASHER/GAS DRYER(LIKE NEW), GREENWORKS BATTERY OPERATED MOWER, BLOWER, TRIMMER(BESTBUY), DINING TABLE-6 SEATER(LIKE NEW), OFFICE EQUIPMENT (LIKE NEW)



