

THE VALUE DIFFERENCE

Premium Feature Comparison Checklist

19202 W Austin Bayou Court

Water's Edge Gated Enclave | Towne Lake | Cypress, TX 77433

5 Beds | 5.5 Baths | 5,264 Sqft | 4-Car Garage | 15,580 Sqft Lot | Built 2016 | Former Custom Model Home

This is not a standard Towne Lake home. It is a former custom model home in the community's most exclusive gated enclave, finished to a standard that builders use to showcase their very best work. The checklist below itemizes the premium features that set this property apart – features the typical comparable home in this price range simply does not include – along with a conservative estimate of the additional value each one represents to you as the buyer.

Premium Features Checklist & Added Value

✓	Premium Feature	Why It Matters	Est. Added Value
✓	Water's Edge Gated Enclave	The most sought-after gated section in Towne Lake – controlled access, on-site guard, courtesy patrol, and an exclusive address. Scarcity and security command a premium few homes in 77433 can offer.	\$60,000 – \$90,000
✓	Tiled Roof	Clay/concrete tile rather than standard composition shingle – 50+ year lifespan, superior wind and fire resistance, and a high-end Mediterranean aesthetic. Most comparable homes have asphalt shingle.	\$25,000 – \$40,000
✓	Stucco Exterior	Full stucco facade (vs. partial brick/stone elevations on most comps) – cohesive luxury look, excellent insulation, low maintenance.	\$15,000 – \$25,000
✓	Corner Lot – Large, Pool-Ready	Premium corner positioning with a 15,580 sqft lot – added privacy, curb presence, and room to add a custom pool/spa. Most interior lots can't accommodate a resort-style backyard build.	\$30,000 – \$50,000
✓	4-Car Garage w/ Epoxy Floors	Four-car attached, oversized, with finished epoxy flooring and pre-wired A/V. The vast majority of comparable homes top out at 3 bays.	\$25,000 – \$35,000
✓	Covered Patio: Outdoor Kitchen, Fireplace & Sitting Area	A fully built outdoor living room – summer kitchen, gas fireplace, and covered sitting area. A turnkey entertaining space that would cost well into five figures to add post-purchase.	\$35,000 – \$55,000
✓	Front & Back Professional Landscaping	Designed, mature, professionally installed landscaping front and back with full	\$15,000 – \$25,000

✓	Premium Feature	Why It Matters	Est. Added Value
		sprinkler system – immediate curb appeal vs. builder-grade or unfinished yards.	
✓	Wood Floors	Rich hardwood flooring through the main living areas rather than tile or LVP – a hallmark of true luxury finish.	\$15,000 – \$25,000
✓	High-End Soft-Close Cabinetry Throughout	Custom soft-close cabinetry in kitchen, baths, and built-ins – not just the kitchen. A whole-home upgrade most resales lack.	\$20,000 – \$30,000
✓	Built-Ins in All Rooms	Custom built-in shelving, cabinetry, and storage in every room – bespoke millwork that's rare and expensive to replicate.	\$15,000 – \$25,000
✓	Luxury Designer Chandeliers	High-end statement lighting throughout – included in the sale. Comparable fixtures often run thousands per room.	\$12,000 – \$20,000
✓	High, Carved Ceilings	Soaring ceilings with custom carved/coffered detailing – architectural drama that flat-ceiling comps simply don't have.	\$10,000 – \$18,000
✓	High-End Plantation Shutters & Curtains	Premium shutters and custom window treatments already installed throughout – a meaningful move-in cost most buyers face on day one.	\$10,000 – \$18,000
✓	Whole-Home Audio/Visual Wiring	Pre-wired for sound and A/V in all rooms plus the garage and patio – a connected-home foundation that's costly to retrofit.	\$8,000 – \$15,000
✓	Oversized Utility Room w/ Abundant Storage	Expansive utility/laundry room with extensive built-in storage – function and space well beyond a standard laundry closet.	\$6,000 – \$10,000
Total Estimated Added Value of Premium Features			\$300K–\$480K

How This Home Compares

A side-by-side look at this property against a typical comparable home in Towne Lake:

Feature	19202 W Austin Bayou Ct	Typical Towne Lake Comp
Section	Water's Edge gated enclave	Standard / non-gated section
Roof	Clay/concrete tile	Composition shingle
Exterior	Full stucco	Brick / partial stone
Garage	4-car, oversized, epoxy	2–3 car
Outdoor living	Full kitchen + fireplace	Open or covered patio only
Flooring	Hardwood + stone + tile	Tile / carpet / LVP

Feature	19202 W Austin Bayou Ct	Typical Towne Lake Comp
Cabinetry	Soft-close, whole-home	Kitchen only, standard
Ceilings	High, carved/coffered	Standard flat / tray
Lot	Corner, pool-ready (15,580 sqft)	Interior lot
Window treatments	Shutters + curtains included	None / buyer adds
A/V	Pre-wired all rooms	Not wired

The Bottom Line for Buyers

- **Move-in ready at the highest level.** Shutters, landscaping, outdoor kitchen, designer lighting, and a finished 4-car garage are already done – no five-figure post-closing project list.
- **An address you cannot replicate.** The Water's Edge gated enclave is the most desired section in Towne Lake – a location premium that no amount of renovation can add to a home in a standard section.
- **Model-home quality, resale value.** You are buying the finishes a builder chose to impress – carved ceilings, whole-home soft-close cabinetry, hardwood floors, and custom built-ins in every room.
- **Built to last.** A tile roof and full stucco exterior mean lower long-term maintenance and a 50+ year roof life – a hidden cost saving over shingle-and-brick comps.

About these estimates

The values shown represent estimated contributory and replacement value of each feature based on comparable luxury construction and finish costs in the Cypress / Towne Lake market. They are provided for illustrative comparison purposes only, are not an appraisal, and do not represent a guarantee of resale value. Square footage and features per Harris County Appraisal District and MLS #55516119; buyer to independently verify. The listing agent holds an ownership interest in this property and is a licensed Texas real estate agent.