

8910 Beacon Mill Dr

LOCATION OVERVIEW

Cypress South is one of Houston's most sought-after suburban communities, known for its master-planned neighborhoods, top-rated Cy-Fair ISD schools, and resort-style amenities. With easy access to the Grand Parkway and Highway 290, everything from dining and shopping to recreation and healthcare is right at your doorstep.

SCHOOL INFORMATION

BYRD ELEMENTARY SCHOOL
ANTHONY MIDDLE SCHOOL
CYPRESS SPRINGS HIGH SCHOOL

AVERAGE BILLS

ELECTRIC
\$225

GAS
\$40

WATER
\$75

AGE OF ROOF
6 YEARS

AGE OF WATER HEATER
6 YEARS

AGE OF HVAC
6 YEARS

NOTABLE FEATURES + UPGRADES

PRIVATE POOL WITH PREMIUM
OUTDOOR LIVING SPACE

JELLYFISH LIGHTING SYSTEM ON
EXTERIOR

SMART HOME FEATURES INCLUDING
SMART LOCKS, LIGHTING, AND WIFI

OPEN CONCEPT FLOOR PLAN

UPGRADED CABINETRY WITH
SOFT-CLOSE HARDWARE

UPDATED TILE FLOORING
THROUGHOUT

UPDATED INTERIOR PAINT 2025

UPGRADED ELECTRICAL IN GARAGE

WIDENED DRIVEWAY

ABUNDANT STORAGE THROUGHOUT

EXTERIOR PAINTED 2020

COMMUNITY AMENITIES INCLUDE 5
POOLS, SPLASH PADS, LAZY RIVER,
PARKS, PLAYGROUNDS, AND
COMMUNITY EVENTS

QUIET STREET WITH CONVENIENT
ACCESS TO WALKING AND BIKING
TRAILS

CLOSE TO NEW ELEMENTARY SCHOOL

EASY ACCESS TO NEARBY SHOPPING
AND DINING