BRIDGELAND | PRAIRIELAND VILLAGE

11114 SANDY PINEWOODS TRAIL

CYPRESS, TX 77433

FEATURES & UPGRADES

PROPERTY AT A GLANCE

- 2024 Tri Pointe Homes | Lisbon floor plan
- Approx. 4,350 sq ft | 10,010 sq ft lot
- 5 bedrooms | 4 full baths | 2 half baths
- 4 bedrooms and study downstairs; 5th bedroom upstairs
- 3-car garage | double-door front entry

CHEF'S KITCHEN

- High-end GE Monogram appliances; double ovens
- Calacatta Lavasa quartz with Italian-marble look
- Studemont Divine White cabinetry
- Glass-front upper cabinets with interior lighting
- Under-cabinet lighting
- Huge island with decorative paneled surround
- Ample counter space; oversized walk-in pantry
- Large stainless single-basin sink; Delta touch faucet
- Separate filtration at kitchen sink

PRIMARY SUITE & BATH

- Oversized primary bedroom with pool views; LVP floors
- Expansive bath with La Crema decorative floor tile
- Extended glass walk-in shower with bench
- Garden tub; dual vanities, one with seating area
- Rain-glass privacy windows
- Oversized walk-in closet connecting to utility room

LIVING & INTERIOR

- Luxury vinyl plank in main areas and primary suite
- Vaulted ceilings; oversized baseboards
- Custom accent walls; gas-log fireplace
- Large picture windows throughout much of home
- Indoor surround sound; pull-down shades throughout
- Dedicated study with glass French doors

SECONDARY BEDS & BATHS

- Upgraded glass walk-in shower in bathroom 2
- Bedrooms 3 and 4 share Jack-and-Jill bathroom
- Upstairs bedroom 5 has private full bathroom
- Half bathroom near golf simulator

GOLF SIMULATOR & ENTERTAINMENT

- Media and game rooms configured for full-size virtual golf
- TV, projector, projection screen, turf and speakers included
- Dedicated upstairs entertainment space

RESORT-STYLE BACKYARD

- Custom heated swimming pool and spa
- Decorative water features and fire features
- Custom pergola wall; extensive tropical landscaping
- Outdoor surround sound and landscape lighting
- Mosquito misting system throughout backyard
- Two gas-plumbed connections on back patio
- Large outdoor swing conveys with home

COURTYARD & GROUNDS

- Large bonus courtyard, partially covered
- Upgraded brick flooring in courtyard
- Decorative rock along side yard
- Gutters around home; front and back sprinklers

SYSTEMS & CONVENIENCES

- Whole-home water filtration system
- Tankless water heater; two HVAC units
- Original roof and major systems approx. 2 years old
- Home constructed in 2024

BUILT 2024 | TRI POINTE HOMES | LISBON PLAN

Features based on seller-provided information; verify details and conveyances.

T|M TURNERMANGUM real estate