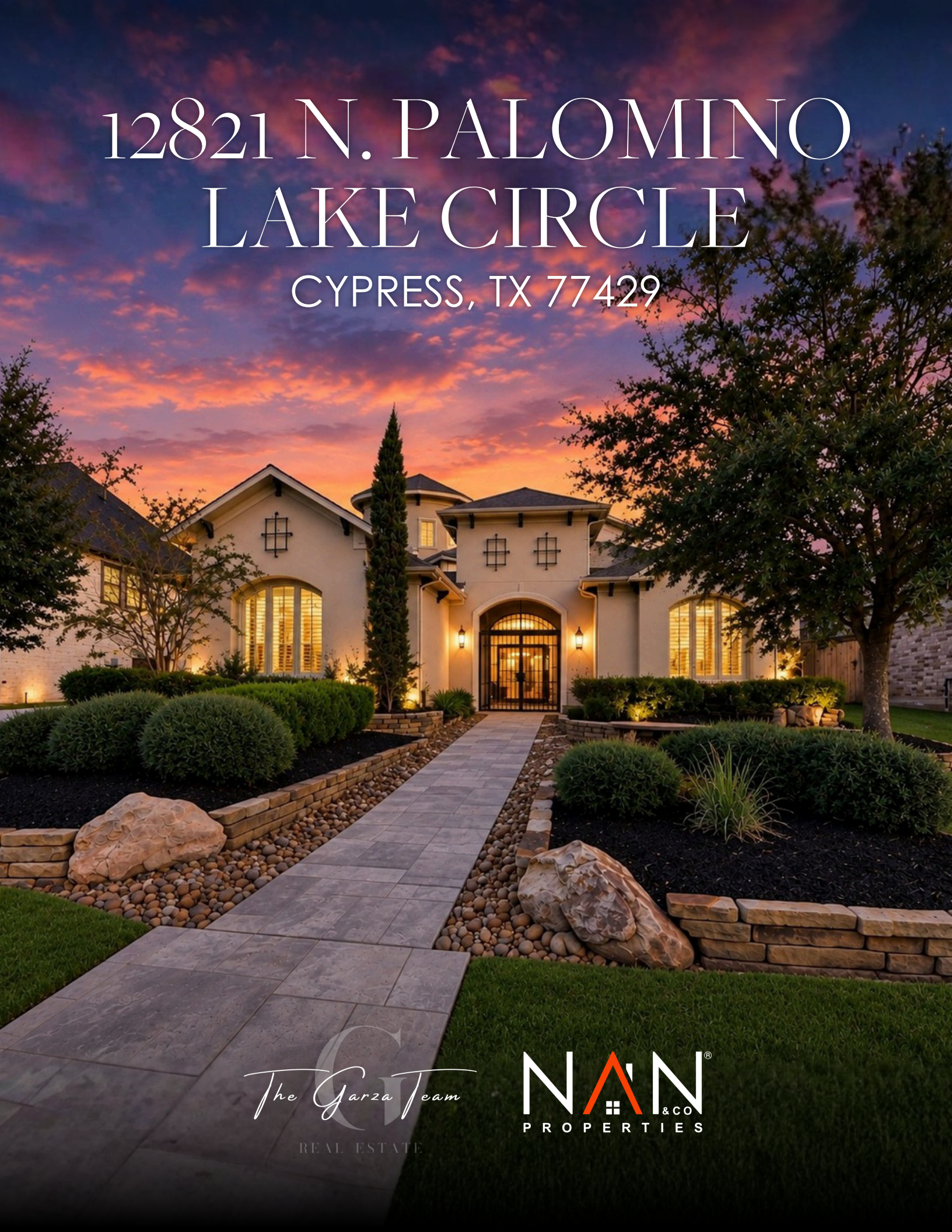
# 12821 N. PALOMINO LAKE CIRCLE

## CYPRESS, TX 77429



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REAL ESTATE

NAN & CO PROPERTIES

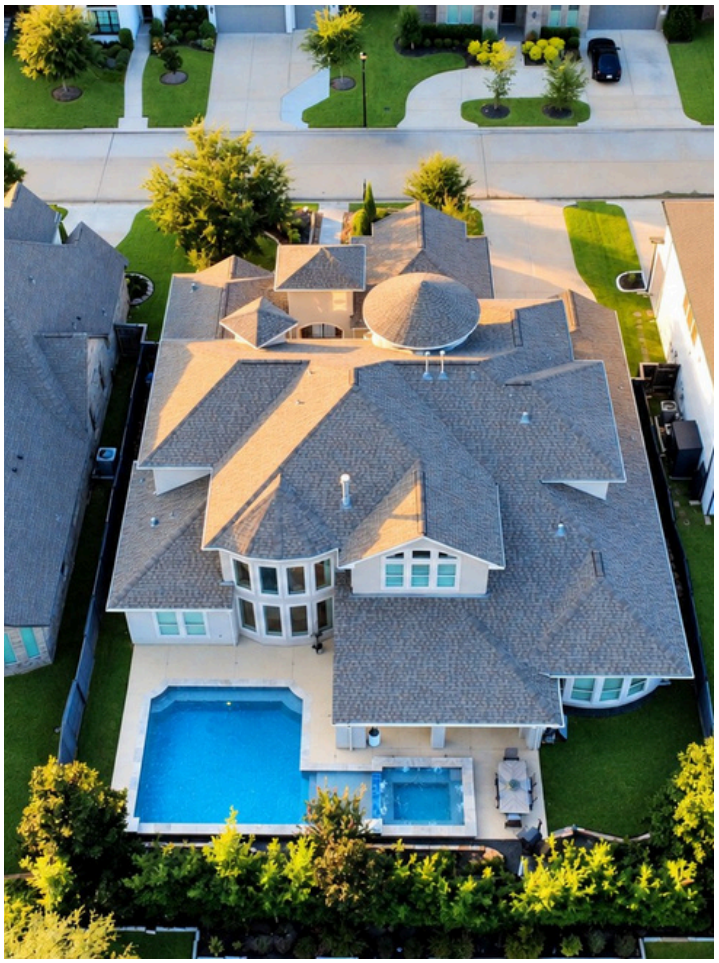




# *Welcome to* Bridlecreek

An exclusive gated community in Cypress, ideally situated between Highway 290 and Highway 249. Featuring a picturesque lake, scenic walkways, and a beautiful waterfall entrance, this community offers privacy and convenience. This stunning former Coventry Homes model features 5 bedrooms, 4 full baths, a half bath, and 5,142 square feet of luxury living, including 3 bedrooms downstairs. Highlights include a private courtyard with fireplace, soaring ceilings, elegant spiral staircase, two staircases, and a gourmet kitchen. Enjoy a dedicated study, game room, media room with premium sound, and built-in surround sound throughout select areas. The backyard oasis features a pool and spa installed in 2022, covered patio, outdoor kitchen, and lush landscaping. Additional upgrades include a 2022 roof and split 3-car garage with climate-controlled single bay. Minutes from shopping, dining, and entertainment.































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REAL ESTATE

NAN & CO PROPERTIES

5 Bedrooms
4.5 baths
5,142 sq. ft.

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## RESIDENCE

- 5 Bedrooms | 4 Full Bathrooms | 1 Half Bathroom
- 5,142 Sq. Ft. Residence | 10,800 Sq. Ft. Lot
- Built in 2017 | Former Coventry Homes Model Home
- Split 3-Car Garage, Including One Bay with Mini-Split Heating & Cooling
- Private Courtyard with Fireplace
- Formal Dining Room, Private Study with Custom Built-Ins
- Spacious Game Room
- Dedicated Theater Room with Tiered Seating and Premium Surround Sound
- Two Staircases — Grand Spiral Staircase & Secondary Rear Staircase

## EXTERIOR FEATURES

- Roof Replaced in 2022
- Mediterranean-Inspired Architecture with Stucco Exterior
- Extensive Natural Stone Accents and Decorative Stonework
- Elegant Natural Stone Walkway Leading to Private Courtyard
- Architectural Arches and Distinctive Rooflines
- Mature, Professionally Designed Front Landscaping
- Two Magnolia Trees in the Backyard
- Privacy Trees and Shrubs Creating a Secluded Backyard Retreat
- Beautifully Landscaped Front and Rear Grounds
- Full Gutter System Connected to Underground Drainage
- Programmable Irrigation System
- Oversized 10,800 Sq. Ft. Lot

## ARCHITECTURAL DETAILS

- Dramatic 20-Foot Ceilings in the Grand Spiral Staircase and Formal Dining Room
- Formal Dining Room Featuring an Impressive Wall of Windows
- Distinctive Curved Walls and Architectural Accents Throughout
- Spacious Primary Suite with Beautiful Bay Windows
- Stunning Upstairs Secondary Bedroom Featuring 17-Foot Ceilings, Curved Architectural Walls & a Sweeping Curved Wall of Windows
- Charming Architectural Accent Windows Throughout, Bringing in Natural Light
- Thoughtfully Designed First Floor with 3 Bedrooms & 3 Full Bathrooms
- Second Floor Featuring 2 Bedrooms, 1 Full Bathroom, Spacious Game Room & Private Theater Room
- Dual Staircases, Including a Grand Spiral Staircase and Convenient Rear Staircase
- Abundant Storage Throughout, Including Multiple Storage Closets & 4 Dedicated Attic Storage Spaces

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NAN & CO PROPERTIES

5 Bedrooms
4.5 baths
5,142 sq. ft.

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## OUTDOOR LIVING

- Swimming Pool & Spa Installed in 2022
- Oversized Covered Patio with Dedicated Lounge and Dining Areas
- Built-In Outdoor Surround Sound Speakers
- Outdoor Kitchen with Gas Grill, Granite Countertop & Sink
- Stamped Concrete Pool Deck
- Two Outdoor Ceiling Fans & Ceiling-Mounted Television
- Two Mature Magnolia Trees
- Lush Privacy Landscaping with Mature Trees & Shrubs

## PRIVATE COURTYARD & ENTRY

- Private Gated Courtyard with Decorative Wrought-Iron Privacy Entry
- Beautiful Natural Stone-Look Courtyard Paving
- Outdoor Courtyard Fireplace Creating an Inviting Gathering Space
- Elegant Double Iron-Framed, Glass-Paneled French Doors Leading into the Main Residence
- Additional Double French Doors Providing Direct Access to the Private Study
- Convenient Separate Entry to the Breakfast Area
- Mediterranean-Inspired Architectural Details and Decorative Stonework
- Seamless Connection Between the Courtyard and Interior Living Spaces

## FOYER & GRAND ENTRY | 12 × 14 FT

- Grand 8-Foot Double Entry Doors with Decorative Glass Paneling & Glass Sidelights Allowing Abundant Natural Light
- Additional Oversized Double Doors — a Custom Builder Upgrade Replacing the Original Window Configuration
- Beautiful Entry Chandelier
- Built-In Surround Sound Speakers
- Spacious Foyer with Room for a Seating Area
- Beautiful Views of the Grand Spiral Staircase & Formal Dining Room

## FORMAL DINING ROOM | 15 × 16 FT

- Dramatic 20-Foot Ceilings
- Elegant Curved Wall Featuring Eight Beautifully Framed Windows
- Abundant Natural Light Showcasing the Room's Architectural Details
- Double-Sided Gas Fireplace with Cast Stone Surround & Mantel
- Beautiful Arched Entryways
- Grand Spiral Staircase Adjacent to the Formal Dining Room
- Hardwood Flooring

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REAL ESTATE

NAN & CO PROPERTIES

5 Bedrooms
4.5 baths
5,142 sq. ft.

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## KITCHEN | 14 × 16 FT

- Gourmet Kitchen with Quartz Countertops & Marble Backsplash
- Oversized Center Island with Additional Storage
- Breakfast Bar with Counter-Height Seating
- Farmhouse-Style Sink
- Six-Burner Gas Cooktop & Double Ovens
- Built-In Stainless Steel Microwave
- Stainless Steel Appliances
- Custom Cabinetry with Built-In Vent Hood
- Custom Cabinetry with Built-In Pull-Out Organizers
- Walk-In Pantry
- Dedicated Butler's Pantry & Coffee Bar

## BREAKFAST AREA

- Elegant Breakfast Area Featuring a Sweeping Curved Wall of Windows
- Motorized, Remote-Controlled Window Shades
- Abundant Natural Light with Views of the Private Courtyard
- Direct Access to the Private Courtyard

## FAMILY ROOM | 15 x 16 FT

- Coffered Ceiling with Exposed Wood Beams
- Double-Sided Gas Fireplace with Cast Stone Surround & Mantel
- Custom Built-In Cabinetry
- Built-In Surround Sound Speakers
- Motorized, Remote-Controlled Window Shades
- Hardwood Flooring

## PRIVATE STUDY | 12 × 14 FT

- Custom Floor-to-Ceiling Built-In Cabinetry with Quartz Countertops
- Two Built-In Workstations
- Sophisticated Dark-Toned Cabinetry with Matching Painted Walls & Ceiling
- Dimmable Chandelier
- Dimmable Decorative Wall Sconces
- Dimmable Recessed LED Lighting
- Double French Doors Providing Direct Access to the Private Courtyard
- Additional Double Doors Leading to the Main Residence
- Hardwood Flooring

## INTERIOR FINISHES

- 8-Foot Interior Doors Throughout
- 8-Inch Baseboards Throughout the Residence
- Hardwood Flooring Throughout the First Floor & All Five Bedrooms
- Crown Molding & Custom Architectural Millwork
- Dimmable Lighting Throughout All Main Living Areas, Bedrooms & Additional Rooms

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4.5 baths
5,142 sq. ft.

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## WINDOW TREATMENTS

- Decorative Window Treatments with Motorized, Remote-Controlled Shades in Select Living & Entertainment Areas
- Plantation Shutters in All Five Bedrooms & Game Room
- Plantation Shutters Along the Hallway Leading to a Secondary Guest Bedroom

## BUILT-IN AUDIO FEATURES

- Built-In Surround Sound Speakers in the Foyer, Family Room, Primary Bedroom & Covered Patio
- Individual Volume Controls for Each Audio Zone

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NAN & CO PROPERTIES

5 Bedrooms
4.5 baths
5,142 sq. ft.

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## FIRST FLOOR

### PRIMARY BEDROOM | 18 × 22 FT

- Spacious Primary Suite with Curved Bay Window Featuring Four Beautifully Framed Windows
- Abundant Natural Light Throughout
- Architectural Tray Ceiling with Exposed Wood Beams
- Decorative Crown Molding & Custom Trim Details
- Plantation Shutters
- Hardwood Flooring
- Dimmable Recessed Lighting
- Built-In Surround Sound Speakers with Individual Volume Control

### PRIMARY BATHROOM | 13 × 16 FT

- Oversized 6-Foot Built-In Soaking Tub
- Oversized Walk-In Shower with Built-In Bench
- Dual Vanities & Separate Makeup Vanity
- Illuminated Makeup Mirror
- Granite Countertops & Custom White Cabinetry
- Dimmable Recessed Lighting

### BEDROOM 2 | 12 × 14 FT

- Private First-Floor Guest Suite Tucked Away at the Front of the Home
- Secluded Hallway Featuring Plantation Shutters
- Hardwood Flooring
- Plantation Shutters
- Private En-Suite Bathroom
- Dimmable Lighting

### BATHROOM 2

- Walk-In Shower
- Single Vanity
- Private Access from Bedroom 2

### BEDROOM 3 | 11 × 12 FT

- First-Floor Secondary Bedroom
- Hardwood Flooring
- Plantation Shutters
- Dimmable Lighting

### BATHROOM 3 | GUEST BATHROOM

- Full Bathroom Serving Bedroom 3 & Guests
- Walk-In Shower
- Single Vanity
- Quartz Countertops
- Decorative Wallpaper
- Plantation Shutters

### SERVICE SPACES

- Utility Room with Gas & Electric Laundry Hookups
- Built-In Utility Cabinetry & Folding Counter
- Multiple Storage Closets Throughout the Residence
- Secondary Rear Staircase Providing Access to the Game Room & Media Room

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REAL ESTATE

NAN & CO
PROPERTIES

5 Bedrooms
4.5 baths
5,142 sq. ft.

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## SECOND FLOOR

### BEDROOM 4 | 12 × 14 FT

- Spacious Second-Floor Secondary Bedroom
- Hardwood Flooring
- Plantation Shutters
- Dimmable Lighting
- Convenient Access to Shared Bathroom via Hallway

### BEDROOM 5 | 13 × 13 FT

- Castle-Inspired Bedroom with Dramatic 17-Foot Ceilings
- Distinctive Curved Architectural Walls Flowing into the Soaring Ceiling
- Sweeping Curved Wall of Windows Allowing Abundant Natural Light
- Hardwood Flooring
- Plantation Shutters
- Dimmable Lighting
- Direct Access to Shared Bathroom

### JACK-AND-JILL STYLE BATHROOM

- Two Separate Vanity Areas, Each with Quartz Countertops
- Shared Tub & Shower Combination
- Direct Access from Bedroom 5
- Hallway Access for Bedroom 4

### GAME ROOM | 16 × 21 FT

- Spacious Second-Floor Game Room
- Custom Built-In Cabinetry
- Plantation Shutters
- Carpet Flooring
- Dimmable Lighting
- Convenient Access from Secondary Rear Staircase

### MEDIA ROOM | 13 × 19 FT

- Dedicated Private Theater Room with Double-Door Entry
- Premium 6-Speaker Built-In Surround Sound System
- 100-Inch Large Framed Projection Screen with Ceiling-Mounted Projector
- Tiered Theater Seating Platform
- Dark-Toned Walls & Ceiling for an Enhanced Cinematic Experience
- Dimmable Recessed LED Lighting & Decorative Wall Sconces
- Custom Built-In Media Cabinetry
- Carpet Flooring

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REAL ESTATE

NAN & CO PROPERTIES

5 Bedrooms
4.5 baths
5,142 sq. ft.

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## OUTDOOR & MECHANICAL

### COVERED PATIO

- Spacious Covered Patio
- Built-In Surround Sound Speakers
- Two Outdoor Ceiling Fans
- Ceiling-Mounted Television
- Stamped Concrete Flooring with Proper Drainage
- Additional Outdoor Dining Area Adjacent to Spa

### OUTDOOR KITCHEN

- Built-In Outdoor Gas Grill
- Granite Countertops
- Outdoor Sink
- Conveniently Located Along the Covered Patio

### BACKYARD LANDSCAPING & PRIVACY

- Secluded Backyard with No Direct Neighboring Views Overlooking the Outdoor Living Areas
- Two Mature Magnolia Trees
- Lush Privacy Landscaping with Mature Trees & Shrubs
- Decorative Natural Stone & Landscape Rock Accents
- Backyard Irrigation System
- Gutters Connected to Underground Drainage System

### POOL AND SPA | INSTALLED 2022

- 20 × 28 FT Swimming Pool
- Oversized Spa with 8 Jets
- Three Decorative Waterfalls
- Built-In Tanning Ledge with Space for Two In-Water Lounge Chairs
- Built-In Pool Seating Ledge Along One Side
- Wi-Fi-Controlled Pool & Spa Lighting, Heating & Water Features
- Stamped Concrete Pool Deck

### GARAGE & MECHANICAL FEATURES

- Split 3-Car Garage with Epoxy Flooring
- Full 2-Car Garage Featuring a Convenient Half Bathroom
- Garage Window with Plantation Shutters
- Separate Single-Car Garage with Mini-Split Heating & Cooling
- Three Central HVAC Systems
- TechShield Radiant Barrier Roof Decking

### PROPERTY IMPROVEMENTS

- Roof Replaced in 2022
- Swimming Pool & Spa Installed in 2022

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4.5 baths
5,142 sq. ft.

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## SCHOOLS, TAXES & NEIGHBORHOOD

### SCHOOLS | CYPRESS-FAIRBANKS ISD

- Hamilton Elementary School
  - Approximately 0.7 Miles
- Hamilton Middle School
  - Approximately 0.7 Miles
- Cy-Fair High School
  - Approximately 3.3 Miles

### TAX & HOMEOWNERS ASSOCIATION

- Bridlecreek Homeowners Association (HOA)
- Annual HOA Fee: $2,300
- Current Property Tax Rate: 2.37%
- Current Homestead Exemption on Property

### UTILITIES & COMMUNITY

- Public Water & Sewer
- Natural Gas Heating & Electric Cooling
- Gated Bridlecreek Community
- Decorative Waterfall at Community Entrance
- Scenic Community Lake
- Walking Paths & Landscaped Common Areas
- Conveniently Located Between Highway 290 & Highway 249

### ENTERTAINMENT & RECREATION

- Cinemark Cypress and XD
- Movie Theaters Along Highway 249
- Nearby Parks & Walking Trails
- Shopping, Dining & Entertainment Along Highway 290 & 249

### NEARBY GROCERY & SHOPPING

- H-E-B
- Kroger
- Costco Wholesale
- Vintage Park — Shopping, Restaurants & Boutiques
- The Boardwalk at Towne Lake — Waterfront Dining & Entertainment
- Houston Premium Outlets — Designer Shopping

### HOSPITALS & HEALTHCARE

- Houston Methodist Cypress Hospital
- Houston Methodist Willowbrook Hospital
- Memorial Hermann Healthcare Facilities

### PHARMACIES & CONVENIENCE

- CVS Pharmacy
- Walgreens Pharmacy

## FIRST FLOOR


PRIMARY BEDROOM
LIVING ROOM
DINING AREA
BEDROOM
BATH
PRIMARY BATH
W.I.C.
BUTLER'S PANTRY
KITCHEN
FOYER
HALL
PANTRY
W.I.C.
WIC
BREAKFAST NOOK
OFFICE
HALL
GARAGE
HALL
LAUNDRY
COURTYARD
BATH
ENTRY
BATH
BEDROOM
GARAGE
W.I.C.

## SECOND FLOOR



# THANK YOU

## CONTACT US FOR MORE INFORMATION




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