



**\$648,669.00**

**8819 DRYSDALE RIVER RD, CYPRESS, TX  
77433, USA**

<https://test.houston-re.com>



MLS#63276550 REPRESENTATIVE PHOTOS ADDED. Built by Taylor Morrison, the Bordeaux at Avalon at Cypress. The Bordeaux is a beautiful 2-story home that is an excellent choice for larger households needing additional living space! This floor plan features 5 bedrooms, 4.5 bathrooms, private study, with the game and media rooms upstairs. The beautiful kitchen is open [...]

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## **Rooms & Units Description**



**Property title:** 8803 Drysdale River Cypress Texas 77433

**Room Description:** Family Room,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living/Dining Combo,Media,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Shower Only,Secondary Bath(s): Tub/Shower Combo

**HOA Mandatory:** 1

**Room Count:** 12

**Bed Room Description:** Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 29

**Original List Price:** 648669.00

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## Property Details

**Parcel Number:** NA

**Lot Dimention:** 50x171

**List Type:** Exclusive Agency to Sell/Lease

**Price Sq Ft List:** 191.52

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Other,Subdivision Lot

**Style:** Contemporary/Modern

**Builder Name:** Taylor Morrison

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

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## Property Features



**Exterior:** Back Yard Fenced,Covered  
Patio/Deck,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Fireplace Description:** Gas Connections

**Energy:** Ceiling Fans,Digital Program  
Thermostat,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

**Oven Type:** Electric Oven,Single Oven

**Water Sewer:** Water District

**Microwave:** 1

**Interior:** High Ceiling,Prewired for  
Alarm System

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o  
Cooktop,Kitchen open to Family  
Room,Pantry,Under Cabinet  
Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Cement Board,Stucco

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Fees & Taxes

**Tax Rate:** 3.59

**Maint Fee Includes:** Clubhouse,Grounds,Recreational  
Facilities

**Tax Year:** 2022

**Other Mandatory Fee:** None

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Basics

**Baths Full:** 4

**Year Built Src:** Builder

**Baths Half:** 1

**Completion Date:** 2023-10-31

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Location Details



**Area:** 25

**School District:** 13 - Cypress-Fairbanks

**School Elementary:** WELLS ELEMENTARY SCHOOL (CYPRESS-FAIRBANKS)

**School High:** BRIDGELAND HIGH SCHOOL

**Geo Market Area:** Cypress South

**Zip:** 77433

**County Or Parish:** Harris

**Directions:** From Grand Parkway (99) South: TOLLWAY REQUIRED Exit West Road and turn right. Continue down traveling east until you reach Mason Road and turn left. Our temporary Sales Center trailer will be on your right. Model home is located at 8720-1/2 Mason Road.

**School Middle:** SMITH MIDDLE SCHOOL (CYPRESS-FAIRBANKS)

**Subdivision:** Avalon at Cypress 50's

**State:** Texas

**City:** Cypress

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections,Gas Dryer Connections,Washer Connections

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** LT 12 BLK 2 AVALON AT CYPRESS SEC 5

**DOM:** 28

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

**Legal Subdivision:** Avalon at Cypress

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## Courtesy of

**List Office Name:** Turner Mangum,LLC

