

## Upgrades/Options by Builder

(Over +\$61,000 in value)

- ① Premium Homesite, near end of quiet, safe, serene cul-de-sac
- ② Additional full bathroom on 2nd floor of Main House (en suite with 5th bedroom)
- ③ Upgraded Electrolux appliance package in Main Kitchen
- ④ Upgraded cabinets & backsplash, quartz countertops in Main Kitchen
- ⑤ Upgraded cabinets & backsplash, quartz countertops in Next-Gen Kitchen
- ⑥ Raised panels around kitchen cabinets & island
- ⑦ Upgraded cabinets & quartz countertops in all 4 full baths
- ⑧ Upgraded, framed mirrors in all 4.5 baths
- ⑨ Upgraded "Gold-Level" tile flooring throughout whole home (all non-carpeted areas), including all baths
- ⑩ Upgraded carpeting & padding in whole home
- ⑪ Upgraded 8' Woodcraft mahogany front door
- ⑫ Extended patio in backyard (+150 sq.ft.)
- ⑬ Extended garage space (both garages)
- ⑭ Connected by Lennar (Smart Home)
- ⑮ Epoxy floor coating (both garages)



COMPASS

17915 Texas Wildflower

## Upgrades/Options by Homeowner

(Another +\$37,000 in value)

- ① Custom built-in unit in living room - with storage & shelving  
(~\$10,000: Built in situ by a third-party contractor)
- ② Upgraded window treatments throughout whole home  
(~\$6,900: Materials & install by a third-party contractor)
- ③ Upgraded (ELFA) closet closet systems in Owner's Closet & Laundry  
(~\$5,100: Materials & install by third-party [Container Store])
- ④ Upgraded indoor lighting fixtures & switches throughout whole home  
(~\$5,500: Materials & install by licensed third-party electricians)
- ⑤ Custom outdoor accent/down lighting on front façade of home, upgraded exterior lighting fixtures, as well as additional security cameras (in front & back of home)  
(~\$4,500: Materials & install by licensed third-party electrician)
- ⑥ Overhead garage shelf/storage systems (both garages)  
(~\$1,200: Installed by third-party contractor)
- ⑦ Applied protective Color Seal to all grout lines in tile flooring (whole house), all kitchen backsplashes & Owner's walk-in shower  
(~\$1,600: Sealed by third-party contractor)
- ⑧ Upgraded exterior fencing @ Home  
(~\$2,200: Extra fence boards installed to make fencing facade flush [facing home], applied wood-preserving paint to protect fence)

## Other Extras included with Home

(Additional +\$10,000)

- ⑨ Higher-end refrigerator installed in Main Kitchen (LG Studio Series)
- ⑩ Higher-end, extra large capacity washer & dryer (on pedestals)
- ⑪ Frame TV & console center (in Built-In Unit)
- ⑫ Next-Gen fridge also included



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# Property Description

**NEW: With over \$107,000 in upgrades and extras now included (\$60k builder-selected + \$37k post-move-in + \$10k in new seller extras), this meticulously upgraded and cared-for 5-bedroom, 4.5 bathroom Next Gen home (built in 2021) is an opportunity to experience elevated luxury and true exclusivity at an incredible price and unmatched value!**

Nestled near the end of a serene cul-de-sac in the coveted Towne Lake community in Cypress, this rare multi generational gem features a complete private In-Law Suite with its own full kitchen, living area, bedroom, full bath, separate front entrance, and dedicated single-car garage. This flexible space strikes the perfect balance of privacy and independence should you choose to have parents or extended family also live with you in this home, or enable longer-term stays for your guests. It can also serve as a private home office or a useful space for a home-based business—or even a convenient way to generate rental income with ease.

The main home greets you with a charming front porch and welcoming foyer that opens to expansive open-concept living with soaring high ceilings. The chef's island kitchen shines with elegant quartz countertops, a premium gas cooktop, breakfast bar, and spacious walk-in pantry—flowing effortlessly into a formal dining room and generous family room. Step out to the extended (partially covered) patio and fully fenced private backyard—perfect for relaxation, play, or al fresco entertaining.

The first-floor owner suite is a luxurious retreat, boasting a spa-inspired en suite bath with dual sinks, separate shower, relaxing corner tub, private toilet enclosure, and an oversized walk-in closet with custom wardrobe shelving. Upstairs, enjoy three secondary bedrooms, two full baths, and a large game room—plenty of room for everyone to unwind or gather.

The current homeowner selected over **\$60,000** in premium options and upgrades during construction with Village Builders (Lennar in Texas), ensuring top-tier finishes and features from day one. Since moving in, an additional **\$37,000** has been invested in thoughtful enhancements—including a stunning custom built-in entertainment center with integrated storage in the main living room. And to make your transition effortless, the Seller has also recently included another **\$10,000 in extras** at no additional cost.

## What also sets this home apart:

- ❖ This home is located at a prime location—near the end of a quiet, serene cul-de-sac: Thus the vehicle traffic near the home is primarily just your immediate neighbors and the corresponding noise level surrounding the entire home and backyard (where the owner's bedroom is located) is absolutely minimal, throughout the day and night.
- ❖ This is one of an exceedingly rare Next Gen floor plans in Towne Lake and Cypress (Ellsworth) that opted to add the extra, full bath (en suite) with the 5th bedroom configuration on the second floor, instead of the standard media room option upstairs (the latter options offering only a single bathroom for the entire second floor). This upgrade delivers 4.5 baths total for the home, versus the typical 3.5 baths in other Next Generation floor plans in Cypress—providing superior flexibility, privacy, and everyday convenience for growing or multi-generational households.
- ❖ Village Builders included *"Connected Home by Lennar"* as a part of this home's build, delivering a full integrated smart home and suite of premium smart devices unique to this builder, including eero Pro 6 mesh WiFi system (with Wifi extenders), Ring Video Doorbell Pro, Ring Alarm Security Kit, Honeywell Home smart thermostat, Flo by Moen Smart Water Shutoff (leak detection), and LiftMaster smart garage.
- ❖ A Must-Have in Texas: A whole-house dehumidifier integrated into the HVAC system, with its own on/off (separate from HVAC control).
- ❖ With over \$107,000 in total upgrades & extras already complete (as described above), this is truly a turnkey opportunity packed with value!

## Towne Lake Community Description

If you're not familiar with this hidden gem of a community, Towne Lake delivers a true resort-style lifestyle like no other in Harris County. It boasts the largest private lake in the Houston area (more than 300 acres with 14 miles of shoreline), a full-service marina with boat docks, a one-of-a-kind community center reserved exclusively for Towne Lake residents and their guests, and miles of scenic trails and parks.

The community center (Lakehouse) features resort pools, a waterpark with a lazy river and slides, state-of-the-art fitness centers, a game room, reservable event spaces, and a variety of other premium amenities.

Towne Lake also includes the premier mixed-use development known as "The Boardwalk," with lakeside dining, shopping, and entertainment—all right at your doorstep.

Boat, fish, ski, dine, or simply soak in the waterfront vibes without ever leaving the community!



