

Home Upgrades List:

11023 HEARTLEAF ASTER WAY

CYPRESS, TX 77433 | TRI POINTE HOMES: VERONA S PLAN

5,766 SQ FT LIVING AREA (589 SQ FT ADDED)	5 / 4.5 BEDROOMS / BATHS (3 EN-SUITES + JACK & JILL)	EAST-FACING PREMIUM WATERFRONT LOT & GREENBELT LOCATION	3-CAR GARAGE & CUSTOM ARCHITECTURAL ADD-ONS
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ARCHITECTURAL UPGRADES & HIGHLIGHTS

LOT POSITION & ORIENTATION East-Facing Lot: Welcomes gentle morning light at front with comfortable afternoon shade on the rear patio. Breathtaking Sunset Views: Unobstructed, golden-hour water vistas across the tranquil lake. Greenbelt Adjacency: Corner-adjacent greenbelt location providing superior privacy and open space. Grand Double Front Doors: Custom double entry doors creating a striking modern architectural statement.	BEDROOM SUITE & RETREAT Dual His & Hers Closets: Separate walk-in closets in the primary bedroom suite with custom wardrobe space. Spa-Inspired Primary Bath: Soaking tub, frameless glass shower, and elegant dual vanities. Sunroom Addition: Light-filled addition with a wall of windows angled for sunset and lake views. 589 SQ FT Plan Expansion: Significant square footage addition over Tri Pointe's base Verona S plan.
DUAL KITCHENS & CHEF FEATURES Dedicated Prep Kitchen: Private secondary kitchen for catering, prep work, and keeping the main kitchen pristine. Main Gourmet Kitchen: Quartz island, high-end cabinetry up to the ceiling, oversized island, and open-concept design perfect for hosting. Custom Laundry Cabinets: Built-in upper cabinetry & Mudroom shelving for ample storage. Electric Fireplace: Sleek, modern flame-effect centerpiece in the grand open living area.	OUTDOOR LIVING & ACCOMMODATIONS Large Covered Patio: Expansive outdoor patio designed for year-round entertaining overlooking water. 3 En-Suite Bathrooms: Three private en-suite bedrooms ideal for guest accommodation or multigenerational living. Jack-and-Jill Bathroom: Connects secondary bedrooms while maintaining individual vanity access. 3-Car Garage: Spacious split/tandem 3-car garage layout providing ample vehicle & storage space.

PROPERTY SPECIFICATIONS OVERVIEW

Builder & Floor Plan	Tri Pointe Homes — Verona S Plan (5,766 Sq. Ft., +589 Sq. Ft. Expansion from base floorplan)
Lot Location & Facing	Premium Waterfront Lot, Adjacent to Greenbelt, Desirable East-Facing Orientation

Bedrooms & Bathrooms	5 Bedrooms, 4.5 Baths (3 Private En-Suites + 1 Jack & Jill Suite + Powder Room)
Primary Bedroom Features	His & Hers Walk-In Closets, Spa Bath with Soaking Tub & Dual Vanities
Specialty Rooms & Additions	Dedicated Prep Kitchen, Climate-Controlled Sunroom, Custom Laundry Cabinets
Exterior & Outdoor Living	Stone/Stucco Exterior, Large Covered Patio with Sunset Water Views, Double Entry Doors, 3-Car Garage

Additional Upgrades	Price
Lot Premium	\$50,000
RO Water System	~\$6,000
Windows	~\$13,000
Closet	~\$24,000
Hardwood Stairs/Flooring	~\$16,700
Upgraded Tile Flooring in Carpeted Areas	~\$11,000