



**10546 Hartfield Bluff Lane
Cypress, Texas 77433
Property Highlights**

- The home has 3172 sf according to appraisal district.
- Approximately 140 sf professionally added dormer/sitting area through closet of upstairs bedroom making square footage total 3,312
- No carpet in this home. Tile and vinyl plank flooring throughout, except for the dormer extension, which has hardwood flooring.
- Large lot (1480 sf) located on a cul-de-sac with green space on 3 sides. The lot contains fruit trees, raised vegetable garden beds, a 520 sf workshop and still has plenty of room for a pool
- The workshop has cedar siding, composition roof and is built on pier and beams and has a 6 ft covered porch, window and power (100 amp). It has a mini split for cooling/heating. It is presently used as a carpenters workshop but can be converted to a man cave, room for hobbies, storage, gardening space, etc.
- The home has a covered patio, and an uncovered extension of the patio. 50 amp power is available for a hot tub.
- Main floor office with built-in cabinets and shelving.
- Formal Dining room with built-in display cabinets and drawers
- Additional storage under the stairs was added with an additional access door and shelving.
- Whole home has been professionally painted with neutral colors (July 2026). Kitchen cabinets were painted in 2025.
- PEC Plumbing
- Photo Catalytic UV Lights on HVA system
- Aprilair Merv II Whole House Filters
- Whole House dehumidifier
- Bonus Room and Media Room are located on second floor.
- Roof was inspected Spring 2026. No leak, shingles still in good condition, and standard maintenance done to all roof extensions (sealant)

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