



Features & Improvements

16218 BARKLEA ROAD

Estate Highlights:

- 2.4 unrestricted acres
- End of quiet cul-de-sac
- Two gated entrances
- No HOA
- No MUD tax
- Horses allowed
- Private well & septic
- Detached 3-car garage
- Detached Guest Residence & Shop/Flex Building
- Mature shade trees & professional landscaping
- Extensive stamped concrete driveways & walkways
- Wrought iron & stone perimeter fencing

INTERIOR FEATURES

Living Spaces:

- Mediterranean-inspired architecture
- Soaring ceilings
- Arched doorways & openings throughout
- Two spacious living areas (downstairs)
- Two double-sided fireplaces
- Custom built-ins
- Large picture windows
- Plantation shutters
- Wet bars with wine refrigerators
- Formal dining room
- Media room with projector & screen (upstairs)

Executive Library:

- Custom built-in bookshelves
- Rolling library ladder
- Hidden room concealed behind bookshelf

Kitchen:

- Viking stainless steel appliances
- KitchenAid dishwasher
- Oversized island with seating
- Granite countertops
- Prep sink plus secondary sink
- Walk-in pantry
- Built-in desk/workstation

Primary Suite:

- Private backyard access
- Double-sided fireplace shared with bathroom
- Private wet bar with wine refrigerator
- Soaking tub
- Walk-in shower
- Dual vanities
- Oversized custom closet with center island
- Built-in window seat

GUEST ACCOMMODATIONS

Main House:

- Private downstairs guest suite
- Two upstairs ensuite bedrooms
- Upstairs terrace overlooking backyard

Detached Guest Residence (~1,500 SQFT):

- Two bedrooms
- Two full bathrooms
- Full kitchen
- Living room
- Laundry room
- Covered front porch
- Interior access to attached shop



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Shop / Flex Building:

- Steel beam construction
- Roll-up overhead door
- Approx. 50' x 30' shop area (~1,500 SQFT)
- Loft storage
- Covered side parking
- Separate gated entrance
- Excellent flexibility for hobbies, collections, storage or a home-based business
- Potential for short-term or long-term rental income

Outdoor Living:

- Heated gunite pool
- Rock slide
- Spa with rock waterfall
- Spray deck
- Flagstone coping
- Covered outdoor pavilion
- Outdoor kitchen
- Outdoor fireplace
- Beverage refrigerator
- Cocktail bar
- Full pool bathroom
- Covered rear patio
- Stainless outdoor fireplace
- Additional outdoor kitchen beneath porte-cochère with grill and smoker
- Outdoor sound system
- Landscape lighting
- Front fountain

Smart Home & Systems:

- Four HVAC systems
 - Three serving the main home
 - One serving the detached guest residence/shop
- Three electric water heaters
- Whole-property audio system
- Security camera system
- Smartphone-controlled entry gates
- Smart lighting controls

RECENT IMPROVEMENTS & MAINTENANCE

Mechanical:

- Two electric water heaters (in main residence) replaced (November 2025)
- HVAC system professionally diagnosed & serviced (July 2026)
- Warranty compressor replacement (July 2026)
- Warranty inverter drive replacement (July 2026)
- Pool pump motor, impeller & diffuser replaced (February 2026)
- Spa motor replaced (July 2026)

Electrical:

- Main electrical panel improvements completed
- Mechanical lugs upgraded
- Anti-oxidant treatment applied to aluminum wiring where needed
- Four exterior GFCI outlets replaced
- Interior electrical repairs completed
- High-bay lighting serviced



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RECENT IMPROVEMENTS & MAINTENANCE

Property Preparation:

- Entire home professionally soft washed
- Interior & exterior windows professionally cleaned
- Driveways & walkways professionally pressure washed
- Landscaping refreshed with fresh black mulch
- Lawn professionally mowed, edged & trimmed
- Interior wall repairs & paint touch-ups completed
- New carbon monoxide detector installed

Gates & Technology:

- Automatic gate equipment serviced
- Rear gate arm rewelded
- New LiftMaster receiver installed & programmed
- New gate batteries installed
- Audio & networking upgrades completed

THE CYPRESS LIFESTYLE

Prime Location:

- Tucked away at the end of a quiet cul-de-sac in Cypress Country South
- Rare combination of estate privacy with everyday convenience
- Convenient access to US-290, the Grand Parkway (TX-99), and the greater Northwest Houston area for commuting, shopping, and dining.

Education:

- Zoned to **Cypress-Fairbanks ISD**
- Assigned schools:
 - Farney Elementary School
 - Goodson Middle School
 - Cypress Woods High School

Shopping & Dining:

- Minutes from Cy-Fair Town Center for everyday shopping, restaurants, entertainment, and services.
- Convenient access to The Boardwalk at Towne Lake, a popular waterfront destination featuring restaurants, boutique shopping, live music, and community events.
- Close to Houston Premium Outlets for designer outlet shopping.
- Nearby grocery options include H-E-B and other everyday conveniences.

Recreation & Outdoor Lifestyle:

- Near John Paul Landing Park with walking trails, fishing, playgrounds, picnic areas, and open green space.
- Easy access to Little Cypress Creek Preserve for hiking, biking, birdwatching, and nature trails.
- Close to VillaSport Athletic Club for fitness, tennis, swimming, and wellness amenities.