



"HOME IS WHERE THE HEART IS"

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Westgate Village Homes – Lot 78, 1536 Cypress Drive Lot & Home Information



**Full Renovation: 3 BEDROOM / 2 BATH
Appliances, Cabinets, HVAC, Rear Deck, ++**

**SELLER FINANCING AVAILABLE
MOVE-IN READY!**



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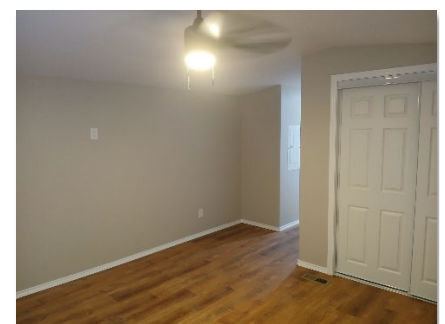
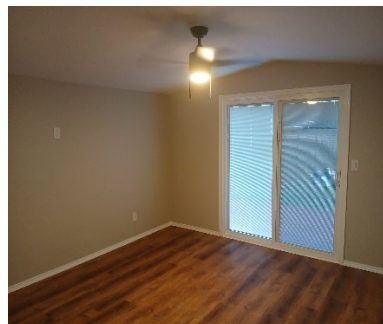
Large Concrete Driveway
Oak Trees & Sego Palm
Side Cedar Fences
Sod Front Lawn
Side Lockable Gates
Connecting walkway



Split Level Home
Connection stairway
Kitchen:
Custom Cabinets & Pantry
Stainless Steel LG appliances
Electric stove & Microwave
Granite countertops



Bedrooms 2 and 3 with shared full bathroom
Primary Bedroom with sliding door to rear deck
Ceiling Fans each bedroom
Mini-Split AC in lower bedroom
Laundry space for Stacked Washer/Dryer (Optionally included)





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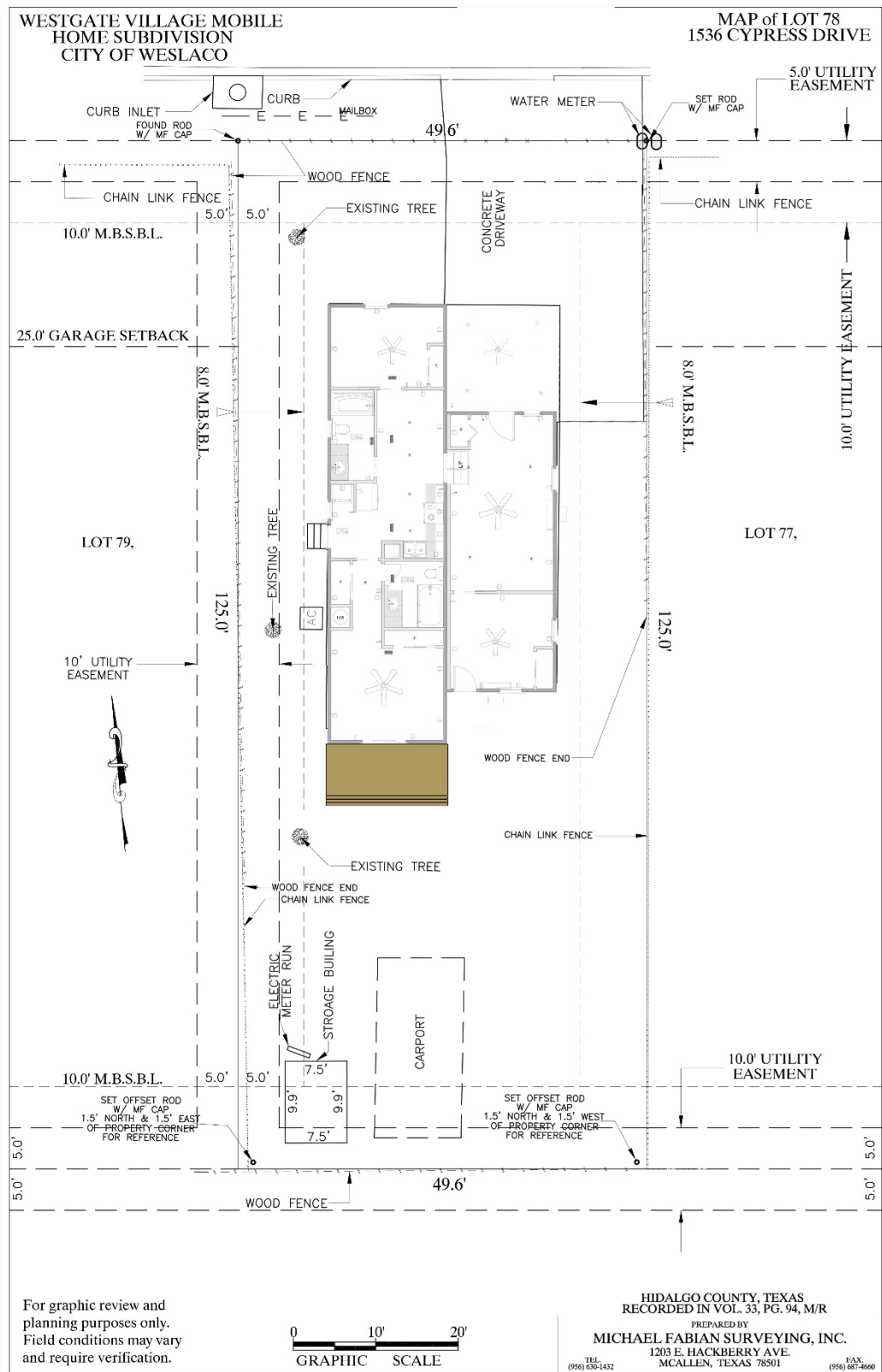
**Perimeter Vinyl Skirting with
bottom wood railing**

Rear Door to spacious yard





Improved Property Plat Map





Features & Specifications

Lot No. / Address:	Lot 78, 1536 Cypress Drive, Weslaco, TX 78599
Lot Dimensions (Area):	49.60' X 125.00' (6,200 SF / 0.142 Acre)
Driveway-Dimensions (Area):	22' X 40' (880 SF) Driveway / Parking Area
Fencing Type:	Perimeter wood fencing next to chainlink fencing on adjacent lots
MH Dimensions (Area):	Approx. 1,164 SF under roof includes 14' X 46' (644 SF) mobile home extended 8' towards rear (14'x8' or 112 SF) with connected structure at ground level 12'x34' (408 SF)
Renovation: BR/BA:	3 BR / 2 BA with enlarged Primary Bedroom and ensuite bathroom
Manufacture, Model & Year:	2006 CMH Manufacturing, Model "Spirit II", Label: HWC0367718, Serial: CBH016458TX, Surrendered Title; 2024 full renovation.

Wind Zone/Climate Zone: Wind Zone 2 / Climate Zone 2

**Fully Renovated Home w/
Added Bdrm & Bath
Rigid Core Vinyl Flooring
Upgraded Appliances
New cabinetry
Granite Countertops
New Metal Roof
Large Driveway
Rear Deck off Primary
Large Rear Yard
Fenced 3-Sides**

MOVE-IN READY!

HVAC: Dual-Zone, 3.0 Ton Unit; Digital Thermostat; 9000 BTU Mini-Split in lower bedroom; ceiling fans
Kitchen: New cabinets; LG appliances: Range-Ceramic Cooktop; Microwave, Refrigerator
Lower level: Cathedral ceiling, surface lights with dimmer switch
Rigid Core Vinyl Plank Flooring, "Pro Trail Oak"
Laundry Area for stacked washer and dryer (Optional Upgrade)
Skirting: White Vinyl, vented panels concealing foundations and crawl-spaces, wood-base nailers
Rear Deck off Primary Bedroom through 6' sliding door
Exterior Lighting: Motion detecting security lighting included
Exterior Electric: Plug-receptacles at front deck and rear door
40 Gallon Electric water heater
Landscape Irrigation: Plumbed hose bibs on both sides of the home. 4-Zone site irrigation.

Electric:	Magic Valley Electric Cooperative
Water & Sewer:	City of Weslaco
• Refuse Collection:	City of Weslaco
Cable/WiFi/Phone:	Spectrum, Dish, Frontier, Direct TV all available
DISCLAIMER:	Lot Features, Home Features and Amenities are believed to be accurate at the time of publication but may be subject to change, and will be updated by DMI Westgate, LLC from time to time, as necessary.



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Graphical Floor Plan

