



Experience unprecedented lakeside living in Sunset Harbor at Towne Lake, a Texas-sized 300-acre development offering the largest private recreational lake in Houston with over 14 miles of shoreline & a 6-mile continuous boat ride adorned by connect trails & scenic coves. This lock & leave community located just off Highway 290, is perfect for busy working professionals, active retirees, or even those simply looking to downsize longing for their forever holiday.

Essential Services and Utilities

- Police services provided by Harris County Sheriff's Department (713) 221-6000
- Fire services provided by Cy-Fair Volunteer Fire Department (713) 466-4072
- **Dial 911 for Emergency Services**
- Electric services provided by PowerToChoose.org (877) 455-6288
- Gas services provided by Si Energy (281) 778-6250
- Water/ Sewer services provided by Severn Trent (HC MUD 502) (832) 467-1599
- Phone, Internet, & cable services provided by AT&T (877) 910-0501
- Phone, Internet, & cable services provided by Comcast (713) 341-1000
- Trash services provided by Waste Management (HC MUD 502) (713) 686-6666
- United States Postal Office: Cypress Branch
16635 Spring Cypress Road
Cypress, TX 77429

Highly Acclaimed Cypress-Fairbanks Independent School District

Rennell Elementary School (K- 5th)
19500 Tuckerton Boulevard
Cypress, TX 77433
(281) 213-1550

Anthony Middle School (6th- 8th)
10215 Greenhouse Road
Cypress, TX 77433
(281) 373-5660

Cypress Ranch High School (9th- 12th)
10700 Fry Road
Cypress, TX 77433
(281) 373-2300

Community Assessment

Tax Rate: \$3.6543 per \$100 assessed value

Homeowner's Association

10000 Towne Lake Parkway
Cypress, TX 77433

Towne Lake HOA Annual Assessment: General Assessment \$1,699/ Private Section \$432

Towne Lake HOA Annual Front Lawn Maintenance: \$636

Managed by CCMC (281) 213-4132

Fees at Closing

Foundation Fee: \$.25% of gross sales price

Lien Estoppel Fee: \$295

Includes access to all amenities including 2 on-site fitness centers, water park, lazy river, the lake & day docks, lake house, adult pool, sandy beach area, parks, playgrounds, residents events, water taxi, & pontoon boat rentals.

