

**7619 Stone Arbor Drive  
Sugar Land, Texas 77479**

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***Features***

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Entry

- Double leaded glass entry doors
- 2 story entry
- Chandelier updated July 2017
- Wood floors – Replaced July 2019
- Full arched double pane window above double doors bringing in lots of natural light

Family Room

- 2 story windows allowing natural light and moon gazing
- Wood floors – Replaced July 2019
- Open to kitchen, entry and game room upstairs
- Remote controlled gas log fireplace
- Can lighting and ceiling fan/lights
- Plantation shutters
- Electrical outlet in floor

Bedroom 4/Study

- Built-in bookcase
- Wood floor – Replaced July 2019
- Next to full bath
- Plantation shutters
- Arched window

Dining Room

- Plantation shutters
- Chandelier updated July 2017
- Crown molding and Wayne's coating
- Wood floor – Replaced July 2019
- Arched window

Kitchen/Breakfast

- Updated July 2017
- Leathered granite counters
- Stainless steel appliances
- Under cabinet lighting
- Under cabinet electrical outlets
- Tile floor

- Can lighting
- Pendant lighting over sink
- Plantation shutters
- Walk-in pantry
- French door to back yard

#### Master Suite

- Wood floor
- Plantation shutters
- French doors leading to back yard
- Crown molding
- Ceiling fan/light
- Updated spa bath July 2018
- Double rectangle sinks divided by tower cabinet
- Gorgeous quartz counter
- Tile floor
- Walk-in shower
- Upgraded rainfall shower head and hand sprayer
- Whirlpool corner tub w/upgraded fixtures including hand sprayer
- Glass blocks window
- His and her closet, one with built-in chest of drawers and shelves, one with shelf tower

#### Upstairs

- Carpet in bedrooms and game room
- Two bathrooms w/tile floor and Corian counters
- Large game room open to living and breakfast areas
- Walk-in access to partially floored attic in addition to ceiling access

#### Back patio/yard

- Built-in Jenn-Aire 4-burner gas grill and burner on granite tile topped counter flanked in flagstone
- Pergola covered Flagstone patio
- Fence replaced September 2018
- Shaded back yard is your own private green space
- Tree lined back fence providing privacy from neighbor's side of house
- Flagstone walk from patio to master bedroom patio

#### Utility Room

- Plenty of room for washer, dryer and upright freezer, in addition to shelf storage
- Built-in storage cabinet and hanging area
- Tile floor

## General

- Original owner
- Mature tree shaded corner lot on quiet cul-de-sac street
- Each of 4 bedrooms has a bathroom
- Double paned windows
- 8' double garage door to accommodate larger size vehicles
- 2 Lenox Hi-Efficiency AC units installed July 2016  
Downstairs unit is an upgraded 2-stage unit
- Front and back 1<sup>st</sup> floor windows professionally solar filmed
- Roof replaced December 2010
- Water heaters replaced March 2010
- Fence replaced September 2018
- Automatic sprinkler control replaced May 2019
- Easy and quick access to 59
- All traffic monitored by cameras in real-time viewed by City of Sugar Land police
- Mail box conveniently located on median in cul-de-sac
- Really nice neighbors!