

# List of Upgrades & Special Features

4906 Magnolia Run Drive, Sugar Land, TX 77478-4478

- High Efficiency AC/Furnace – 2013
- Roof with Ridge Vents – 2010
- Sprinkler System
- Plantation Wood Shutters
- Hardwood Floors – 5" Medium Walnut Plank – February 2019
  - installed throughout entire home (excluding utility room & and bathrooms)
- Kitchen Updated
  - Granite Counter Tops
  - Stainless Steel Appliances
  - Island with electricity & Breakfast Bar
- Master Bathroom Remodeled – 2010
  - Gray & White Carrera Marble
  - Seamless Glass Shower
  - White Soaker Tub
  - Counter Height Double Vanity
  - Large Master Closet with Shelving
- Extensive Crown Molding and Trim
- Updated Paint Colors
- Updated Lighting Fixtures throughtout
- 2 Car Attached Garage
- Single Story with Brick all around
- Large Corner Lot on 2 Tree Lined Streets
- Close to Neighborhood Park
- Easy Access to Oyster Creek Park & Jogging Trails
- No Flooding – Ever
- Zoned to Excellent Fort Bend ISD Schools
- Convenient Location – Easy Access to:
  - Hwy 6, Hwy 90, Hwy 59/69, Beltway 8 & Fort Bend Tollway
  - Easy Commute to Downtown & Medical Center
  - Close to Shopping, Restaurants & Movie Theaters

**Low Tax Rate – 2.24%**



*"Sellin' with Ellen!"*

**Ellen Burton**

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