



BERKSHIRE HATHAWAY
HomeServices
Tiffany Curry & Co., REALTORS®

LUXURY
COLLECTION

44 Big Trail Features & Additions

- Wrought iron staircase
- Study with exposed cedar ceiling beams and formal dining room

Upgrades/Updates - Over \$160-\$175k*

Added in addition to builder upgrades

- Heated pool & spa with waterfall & landscaping: \$80,000
- Outdoor Kitchen and made of stone and added stone pillars
- Extended Back Patio & Extended Roofline over the Patio with tiled floor with natural stone
- Built-ins in Family Room, Bookshelf and Storage Unit in the Card Room and Bookshelf in the Media Room that encases the 100-inch viewing screen
- Mosquito System

Exterior

- Stone and brick exterior
- Double Front Doors
- Lush landscaping w/ dramatic curb appeal
- Large backyard with privacy brick fence
- Great lot with no back neighbors
- Upgraded extended covered back porch for outdoor entertaining with Outdoor Fireplace
- Upgraded Outdoor Kitchen
- Outside Pool Bath

Entry

- Open 2-story entry
- Hand-carved Hardwood Floors

Family Room/Den

- Open 2-story family room
- Hand-carved Hardwood Floors
- Exposed Cedar Ceiling Beams
- Large windows with natural light
- Custom blinds
- Gas log fireplace
- Patio access off of the breakfast room
- Extra downstairs bedroom with private bath
- Mud Room coming in from garage
- 3 Car with Cedar Garage Doors
- Outside Pool Bath
- Granite counters in all baths

Kitchen

- Custom backsplash
- Pendent lighting over island
- GE Monogram Appliances & Gas Cooktop
- Double Oven, Refrigerator
- Gorgeous Cabinets w/inking & ivory glaze
- Spacious island with white wood accent and breakfast bar with built-in sink, granite counters
- Built-in wood accent over cooktop
- Built-in Cooktop
- Butler's pantry

- High-end stainless appliances
- Large pantry □ Hand-carved wood floors

large shower and separate tub and built-in lighting

Owner's Bedroom & Bath

- Spacious Owner's Retreat with large windows
- Custom blinds and natural light
- Gorgeous ceiling with built-in lighting
- Great view of backyard and pool
- Owner's bath features dual vanities with abundant cabinets and drawer storage space,

Upstairs

- Game room
- Media room
- Card Room
- Open balcony
- Built-in workstation
- 3 Bedrooms and 2 full baths includes a Jack & Jill

Sienna | Local Attractions

- Home is located on one of Sienna's highly desired locations Sienna Villages of Bees Creek
- Area Shopping Tons of Restaurants
- Tennis – Soccer – Basketball Courts – Pools – Waterpark - Splash pads - Parks
- Award Winning Fort Bend ISD Schools
- Grocery stores nearby: HEB, Kroger, Costco, Sams, Walmart, Target
Minutes to: The Fort Bend Toll, Downtown, Galleria, Med Center, Sports Stadiums & more! Convenient to the Sugar Land Town Center, Smart Financial Centre at Sugar Land and more!

- Per seller