

614 Alcorn, Sugar Land, TX 77478
FBCAD Account Number - 1500-09-001-1200-907

General Features

2 + 1 with 2 full bathrooms
1,676 sq ft residence on 0.236 acre (10,957 sq ft) corner lot
2-car attached garage
Freshly painted throughout
Oak Laminate wood floors
New electrical panel with all grounded outlets
All new plumbing (PEX plumbing system)
Outdoor perimeter lighting
Enclosed outdoor fencing with 3 gates
Recessed interior lighting
New ceiling fans throughout
Plantation blinds throughout
COAX cable to all rooms
CAT5 cable to all rooms
Front porch wrought iron security gate
Storage Building with aluminum roof (10-1/2' x 11')
Covered outside deck
Corner Lot with large shade trees –front and back
New (Oversized – 50 gallon) Hot Water Heater
Whole House Water Filtration

Kitchen – 13-1/2' x 11-1/2'

All appliances included
Gas - 4-burner stove / oven
Over stove Microwave
Dishwasher
Refrigerator / Freezer
Refinished wood cabinets
Laminate counters
Kitchen Pantry
Large wall Cabinets
Large Kitchen Bar
Recessed lights

Formal Dining Room (14' x 12')

Wide Opening to Entry Hall and Family Room
Bay Window

Entry Hall

Marble Flooring
Coat Closet

Study / 3rd Bedroom (17' x 11-1/2')

Add doors to convert from Study to Bedroom
Add doors to create Closet
Ceiling fan
2 large windows – lot of natural light
Recessed light fixtures
Coax and CAT5 Prewired

Hall Bathroom (11' x 6-1/2')

3 piece – all new fixtures
Oversized / Deep tub
New ceramic tile flooring
Pass-through door for 2nd Bedroom on-suite
Washer and Dryer enclosed space
Washer and Dryer Included

2nd Bedroom (11-1/2' x 10-1/2')

Ceiling fan
Large eye-level window – privacy with a lot of natural light
Recessed light fixtures
Coax and CAT5 Prewired
Large Closet with bypass doors
Pass-through door to Hall Bathroom for Bedroom on-suite

Master Bedroom (14' x 12')

Ceiling fan
2 large windows – lot of natural light
Recessed light fixtures
Coax and CAT5 Prewired
Large Closet (6' x 5-1/2')
On Suite 3 piece bathroom (7' x 5-1/2') with double shower - ceramic tile flooring and nickel fixtures

Den / Family Room (24' x 16-1/2')

Cathedral Ceiling
Ceiling fan
Oversized Patio Doors – lot of natural light
Recessed light fixtures
Coax and CAT5 Prewired
Open to casual dining area and pass-through opening to Formal Dining Room

Garage

Accommodates 2 cars
Ceiling fan
2 separate garage door openers
Attic access with new aluminum ladder
Room for outdoor refrigerator / freezer with water and electrical connections
Side door for backyard access