

1224 Harbortown Dr Features

Top 10 Reasons for us to purchase this house:

- Neighborhood was the number one priority for us. We love Sugar Mill. This is a wonderful neighborhood with Catch and release lakes, tennis courts, big mature trees, friendly people, super quiet, easy access to major US Highway (59-69, US 90, Sam Houston Tollway), 7 minutes away from Sugar Land Town Center and First Colony Mall.
- Layout of the house was the second important reason for us to purchase this property. This is a very unique house that has 3 bedrooms, 2.5 bathrooms along with the living room, kitchen and dining room all in downstairs. Upstairs only has one big room and full bathroom. It is perfect for families who would like to have first floor living but also have an extra guest room or teenager room upstairs. It was perfect for us since our families visit us from Europe and stay upstairs with their complete privacy. Another great features of this house is high ceilings. Having a lot of natural light was very important for us.
- Third reason for us to purchase this house was the backyard. We we're looking for a small size backyard which would be easy to maintain yet still have amenities to grill for our guests and have a small garden for us to grow organic herbs. (Lemons, mint, rosemary, basil)
- Fort Bend County Independent School District was another reason for us to purchase this property.
- Low tax rate was very important for us.

Special Features:

- All the bathrooms upgraded in this house. Both the half bathroom and full bathroom on the first floor was upgraded with the top notch materials. Solid wood cabinets, Italian marble on the floors and around the bathtub, designer mirror, Moen brand faucets. Upstairs bathroom upgraded with very fine materials.
- There is no carpet in this house, all bedrooms and living and dining areas have hardwood floors. Also the stairs have matching hardwood floors that look beautiful.
- We just purchased two beautiful designer chandeliers from Z Gallerie. First one is located right at the entrance, the second one is in the dining room.
- We just upgraded the gas fireplace with Italian marble and fresh paint inside of the fireplace. Fireplace is a must see detail in this house.
- There is a wet bar around the dining area. It gives a very elegant look to this area.

Upgrades and Additions:

- All bedroom floors were carpet, we replaced it with matching hardwood floors. Stairs were also carpet and we put hardwood floors on stairs as well (2017)
- We upgraded all bathrooms except the master bathroom. (2019) Master bathroom was upgraded right before we moved in
- We put a new water heater in 2017
- Dishwasher was replaced in 2018 (Bosch Brand)
- Cooktop was replaced in 2020 (Bosch Brand)
- Fireplace was upgraded in 2019
- We have replaced the longest side of the backyard fence in 2019. There was a horrible looking concrete wall
- Fresh paint on the entire house. It was also done late 2019
- Custom built tool cabinet and rack from solid wood in the garage
- We had gutter screens installed in 2016
- Most recently we had our front door reconditioned with fresh stain and clear protecting coat
- All front and backyard water sprinkler systems have been reconditioned

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