



622 Clarendo Falls Dr. Sugar Land TX

This home embodies prime Sugar Land living situated in desirable New Territory/Blakely Bend.

- Completed Renovation September 2020
- 2 Story
- 5 Bedrooms
- 3.5 Baths
- 3 Car Detached Garage w/ Oversized Driveway and Peg Boards
- 3,547 Sqft
- 10,740 Sqft Lot Size
- 1992 Year Built
- Partial views of Lake.
- Walk across street to Playground & Gazebo

1st Floor:

- Engineered Wood Floors throughout
- Curved Wrought Iron Spindles Staircase
- Foyer -custom chandelier
- Formal Living with built-ins
- Formal Dining
- Open Family Room with wall of windows with Pool View and patio/deck access
- Family room with Fireplace with marble surround and custom mantle
- Stylish modern Kitchen with Island, Quartz countertops, decorative backsplash, farmhouse apron stainless steel sink, Gas cooktop, double oven, stainless steel appliances, tons of cabinet space.
- Refrigerator included Stainless Steel (General Electric)
- Pantry
- Walk-in Laundry Room w/built-ins
- Storage Closet under staircase
- Powder Room w/new vanity & tile floors
- Owner's Retreat has luxurious Bath, double vanities, separate spa like tub and shower, Travertine floors and travertine wall surround. Granite Counters, travertine backsplash w/decorative mosaic tiles. Lake View from bedroom.
- His & Her Closets with built-ins

2nd Floor:

- Engineered Wood Floors throughout
- 4 Bedrooms with walk-in closets
- Bedroom 3 & 4 share Jack & Jill Bathroom, tile floors
- Additional full bath near Bedroom #2, tile floors
- Bedroom 5 has walk-in closet and French Doors
- Loft/Gameroom with built-in speaker system
- Linen Closet

Amenities:

- Pool -Gunite, 3-5ft deep
- Pool Resurfaced (September 2018)
- Pool Filtration system 4yrs old
- Large Patio/Deck -new deck (September 2020)
- Mature landscaping surrounding pool
- Outdoor Speaker System
- Speaker System in Gameroom
- Alarm System
- Intercom System
- New Ceiling fans
- New Blinds

Misc.:

A/C (2016)

New Roof & Garage (March 2018 2ys old) -First Floor

Roof -Second Floor (12 yrs old)

New Paint (September 2020)

Foundation Repair (Front of Home Completed in 2009) Lifetime Transferable Warranty

Foundation Repair (Back of Home To Be Completed December 28, 2020) Lifetime Transferable Warranty

Neighborhood Amenities:

- Walking distance to Walker Station Elementary School.
- Walk across the street to the playground & Gazebo.
- Partial views of Lake.
- Situated on a desirable corner manicured lot.
- New Territory includes 450 acres of pocket parks & a dog park, recreation center, meeting/multi-purpose rooms, lakes, trails, club facility with gym, meeting rooms, multiple pools, sports complex with soccer, baseball fields & tennis courts.
- Full time private deputy patrol included.

