

# List of Upgrades & Special Features

1811 Sugar Crossing Drive, Sugar Land, TX 77478-5302

- New Carpet – 2020
- New Garbage Disposal – 2020
- New Gas Cooktop – 2020
- AC units – 2008
- Roof – 2008
- Fence – 2008
- Sprinkler System
- Hardiplank Siding on Garage – 2012
- Covered Gutters – 2009
- Hardiplank Soffits and Eaves – 2007
- Stainless Appliances
- Granite Counter Tops in Kitchen
- Hardwood Flooring
- Crown Molding
- Gas Fireplace
- Walk In Pantry with Overhead Pot Rack
- Huge Master Suite with Sitting Area / Flex Space
- Ceiling Fans
- Did Not Flood during Harvey
- Quiet, Cul De Sac Tree-Lined Street
- Adjacent to Oyster Creek / Lost Creek Park & Walking Trails
- Detached 3 Car Garage
- Huge Lot with No Back Neighbors
- Easy Access to Hwy 59, Hwy 90, Hwy 6
- Excellent Fort Bend ISD Schools
- Study / Office with French Doors
  - could be used as 5th Bedroom downstairs
- All Brick Exterior
- Zoned to Excellent FBISD Schools
  - Lexington Creek Elementary School
  - Dulles Middle School
  - Dulles High School



*"Sellin' with Ellen!"*

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