



UPGRADES GALORE

6406 DEXTER BLUFF CT

AND HERE'S WHAT YOU NEED TO KNOW ...

- Huge Single Slab Quartz Countertops
- Gas Cooktop With Pot Filler | Double Ovens
- Built in Jennair Refrigerator
- Esplanade French Linen Marble Tile Backsplash Carried to the Ceiling
- Esplanade French Linen Marble Tile at the Base of Island and Front of Fireplace
- Walk-in Butler's Pantry with Quartz Countertops
- Extra Large Windows to Allow Visibility to the Backyard
- High Ceilings
- Durable Plank Flooring
- 1/3 Acre Lot Featuring an Extra Large Backyard Perfect for Entertaining
- Oversized Pool with Oversized Tanning Shelf and Spa
- Basketball Court
- Large Green Space
- Two Bedrooms Down with En Suite
- Oversized Game Room
- Media Room
- 4-Car Garage with EV Charging Station
- And So Much More ... Please See the Attached

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6406 Dexter Bluff Ct, Sugar Land, TX

Detailed Upgrades ...

David Weekly – 2013 Build

DURABLE AND COORDINATED CONTEMPORARY KITCHEN:

- Two grand kitchen windows for easy viewing of backyard green space and playhouse
- Esplanade French Linen Marble tile backsplash on all kitchen walls up to the ceiling and is carried through to the island and fireplace surround
- Extensive cabinet storage carried through to the custom walk-in butler's pantry with white and gray quartz countertops
- Gas cooktop with pot filler
- Double ovens
- Jennair built-in refrigerator
- Reverse Osmosis system
- Pot/Pan drawer
- Soft close cabinets and drawers

FAMILY ROOM:

- Built-in fireplace with Esplanade French Linen Marble tile surround
- Built-in shelving
- Large windows allowing for unobstructed views into the backyard green space, outdoor living room, pool area

PRIMARY BEDROOM:

- Oversized bedroom enjoys grand windows and double tray ceiling
- Built-in nook for study, storage, etc.

PRIMARY EN SUITE:

- Frameless dual walk in carwash shower with Thassos & Carrara Chevron accent tile
- Modern free standing bathtub
- Custom dual vanities
- Two oversized closets

DOWNSTAIRS GUEST SUITE:

- Oversized suite with en suite complete with frameless shower

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SECONDARY BEDROOMS:

- Custom built in QUEEN sized bunk beds with privacy draperies, built-in book niches, reading lights, stair drawers, desk, floating shelving
- Built-in custom elfa[®] closet systems with drawers, hanging space, shoe storage
- Fifth bedroom is currently being used as a home gym with built-in shelving

SECONDARY BATHROOMS:

- Stone countertops
- Modern tub/shower finishes and fixtures
- Storage galore

BACKYARD:

- Oversized backyard with irrigation system enjoys 4 separate and distinct areas ...
 - Large green space with storage shed
 - Outdoor living room
 - Oversized pool with a large tanning shelf and large spa area
 - Half-court basketball area

GARAGE:

- Four car garage (3 side by side) with EV charging station
- Epoxy finished flooring

OTHER NOTABLE ITEMS:

- Two story entry with grand chandelier
- High ceilings throughout
- Dual staircases
- Lighting is upgraded modern farmhouse
- Plantation shutters throughout
- Surround sound in the family room, media room, primary suite, upstairs game room, and outdoor patio areas
- Second desk/study area upstairs with room for two systems