

## **GENERAL INFORMATION**

3 Bedrooms  
3.5 Baths  
3,494 SF/ Appr District  
10,793 SF lot/ Appr District  
2-car attached garage  
Year built: 2018/ Appr District  
Builder: Partners in Building Custom Homes  
Market Area: Sugar Land North  
Master Planned: Imperial at Sugar Land  
Roof with Lifetime Warranty

## **ENTRY**

Double front door front entry  
Formal foyer with tray ceiling  
Chandelier  
Nest doorbell  
Keyless Bluetooth lock

## **FORMAL STUDY**

Large windows  
Decorative chandelier  
Wide baseboards

## **FORMAL DINING ROOM**

Large windows  
Decorative lighting  
Located off of formal entry

## **FAMILY ROOM**

Open concept  
Hardwood floors  
Ceiling fan  
Floor to ceiling windows looking out to pool  
Gas log fireplace with cast stone surround

## **KITCHEN**

Marble countertops  
Large granite island with sink + bar seating  
Stainless steel appliances  
Double ovens  
Decorative backsplash  
Gas cooktop + hood  
Decorative tile backsplash  
Dry bar with built-in wine storage  
Ample cabinet space for storage  
Walk-in pantry  
Recessed lighting  
Under counter lighting

## **BREAKFAST ROOM**

Located off of the family room  
Chandelier

## **MEDIA ROOM**

Large screen projector  
HDMI and speakers pre-wired  
7.2 Dolby Atmos Sound  
Decorative Acoustic Sound Panels  
Added LED trim lighting  
Elevated second row seating

## **PRIMARY SUITE**

Located at the back of the home  
Looks out to the pool  
Tray ceiling  
Ceiling Fan

*Per Seller*

*Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.*

## **PRIMARY BATH**

Dual vanities with marble countertops  
Dual sinks  
Lighting mounted onto mirrors  
Large, jetted tub  
Separate glass shower  
Water closet  
His and Her large walk-in closets

## **SECONDARY BEDROOMS**

Ceiling fan  
Ensuite bath with tub/shower  
Granite counters  
Walk-in closet

## **BACKYARD/EXTERIOR**

Outdoor Kitchen with gas grill, sink + granite countertop  
Covered patio  
Luxurious, **self-maintaining**, heated pool and spa  
Built-in fire pit with drainage  
Backyard green space  
Side yard  
8 ft privacy fence  
Professional landscaping  
Exterior lighting  
Sprinkler system

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**COMPASS**



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