

**7402 BLUE GAP, MISSOURI CITY, TEXAS 77459**

**4 BED | 3.5 BATH | 2,638 SQ.FT.**

**PROMPT**  
REALTY AND MORTGAGE



**Beautifully maintained 4 bed, 3.5 bath, 2-story home on a corner lot in the heart of Sienna Plantation with easy access to Hwy 6, University Blvd and Fortbend Toll Way. Open concept, well laid out floor plan with plenty of natural light. Zoned to excelled Fort Bend schools, it's minutes from Schiff Elementary and Baines Middle School! Level 1 has a charming family room with fire place which opens up to a gourmet island kitchen and formal dining. Kitchen is spruced up with granite countertops, gas cooktop, cherry cabinets and GE appliances. Primary bedroom downstairs with large windows and ensuite bath. Level 2 has 3 bedrooms with 2 bathrooms and a large game room.**



**FOR SALE**  
**\$320,000**

**JOHN W. VARGHESE**  
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## KEY DETAILS

- No carpets, tile and laminate flooring throughout the home
- Ensuite primary bedroom with lots of windows
- Formal Dining area and separate breakfast nook
- Water Softener and Reverse Osmosis water purification
- In-built speaker wiring in living room
- 2 story den with gas fireplace
- Spacious bedrooms, second bedroom as big as the primary
- Additional spice kitchen outside facing the backyard
- Custom built office in garage
- 2020 Updated features include fresh paint, new fence on both sides, new AC unit, new office/storage area in garage
- Easy access to resort style pool, great shopping, restaurants, public library, lake side walking trails, parks, and much more!



## SCHOOL REPORT - FORT BEND ISD

The assigned schools are above average for the area. There are also 6 private schools within 2 miles.

SCHIFF ELEMENTARY SCHOOL

BAINES MIDDLE SCHOOL

RIDGE POINT HIGH SCHOOL



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