

**NEW LISTING**



**2422 Plantation Bend Drive**

First Colony / Sugar Land

**\$390,000**

### **Your Oasis Awaits!!**

Beautiful 2-story / 4 bedrooms with gameroom and sparkling pool located on greenbelt with access to Oyster Creek Park and Trail. No neighbors behind you! Two story entry and living room creates open feeling. Features updated open kitchen, granite counters, stainless steel appliances & 42 " cabinets. Downstairs master suite with jacuzzi tub, travertine floors, granite counters and walk-in closet. Tile and wood floors throughout downstairs. Upstairs features recently remodeled full bath with quartz counters, tile backsplash, LED mirror & barn door, game room and three spacious bedrooms. Beautifully landscaped backyard with remodeled pool, gas fire pit, raised garden & unique Texas themed smokin' porch! Highly desired First Colony community with neighborhood park, trails & much more!

**Free home warranty at closing. Never flooded.**



**MLS#13955352**



**Suzette Peoples, ABR,GRI & E-Pro**  
*Broker/Owner of Peoples Properties*

**Peoples Properties**  
281-980-3322  
suzettepeoples@comcast.net  
www.peoplesproperties.com



**Living & Kitchen Improvements:**

- Wood flooring – Downstairs
- Travertine Flooring – Master Bath
- Kitchen Glass Tile Backsplash
- Kitchen Granite Countertops
- Painted Cabinets & New Hardware
- Stainless Steel Appliances
- New Sink & Fixtures
- Nest Thermostats



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**Master Suite Improvements:**

- Jacuzzi Bathtub
- Granite Countertops
- New Sinks & Fixtures
- Glass Shower Enclosure



**Remodeled Half Bath**



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**Upstairs Improvements:**

- Remodeled Upstairs Bathroom
- Tile Backsplash & Quartz Countertops
- LED Mirror w/ Bluetooth / Anti-fog
- Remodeled Half Bath



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## Outdoor Improvements:

- Exterior Window Tinting (back of house)
- New Pool Plaster, Glass Tiles & Flagstone Coping
- Deck Refinished & Stained
- Texas Themed Cedar Deck Smokin' Porch
- Gas Firepit / Table
- **NEW LANDSCAPING – APRIL 2021**



## Included w/ Full Price Purchase:

- Shade Sails
- Traeger Smoker
- Outdoor Television & Bluetooth Stereo
- Gas Fire Pit / Glass Table-Top / Outdoor Rug
- Patio Furniture
- Garage Refrigerator
- Garage Cabinets / Pegboard
- **All Wall-mounted Televisions**



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