

4527 Wyatt Roland Way

FEATURES & AMENITIES

OVERALL

- Located in sought-after Harvest Green
- First Houston-area development centered on a community farm
- Residents can pick produce locally harvested within the community
- Voted “Master Planned Community” of the year by GHBA in 2018
- Ranked top-selling community of the nation in 2019 and 2020
- Harvest Green Amenities include:
 - Resort style pool and splashpad with lake views
 - Resident’s clubhouse
 - 1,800 sq. ft. gym
 - 1,200 sq. ft. fitness studio
 - Indoor and outdoor large rentable event space
 - 2 tennis courts
 - Sand volleyball court
 - Shaded playgrounds
 - Dog park
 - Walkable trail system
 - 280 acres of greenbelts and open space
 - 30 acres of lake and waterways offering scenic views and fishing docks
- 2,475 sq. ft. home per appraisal district
- 9,053 sq. ft. lot per appraisal district
- 4 bedroom with 3 bathrooms
- Built in 2018 by DR Horton
- Zoned to coveted Fort Bend ISD
- Windows with blinds installed throughout
- Tankless water heater
- Attic is decked allowing for lots of extra storage
- Recessed can lighting throughout
- Ethernet installed throughout the home
- Prime location, minutes to Westpark Tollway and Grand Parkway 99
- Close proximity to popular dining & shopping
- Easy access to the Sugar Land and Katy

OVERALL CONTINUE

- 20 minutes from Town and Country Mall and CityCentre
- NEVER FLOODED
- HOA:
 - Lead Assoc Mgmt
 - 832-857-6027

EXTERIOR

- Mahogany wood front door with installed glass
- Double wide driveway
- Large front greenspace
- Gutters and downspouts installed
- Covered front entryway
- 2 coach front lamps
- Sprinkler system installed in front and back
- Charming curb appeal
- Decorative hardware on garage door
- Decorative shutters
- Electric garage door opener
- Two car attached garage
- HUGE premium lot
- No back neighbors
- Extremely private backyard
- Backyard is a blank canvas with endless opportunities
- Fully fenced backyard with gate

ENTRYWAY

- Inviting and spacious formal entryway
- Soaring high ceiling
- Recessed can lights
- Tile flooring
- Baseboards
- Lots of wall space for art



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LIVING ROOM

- Open floor plan with kitchen, creating the perfect atmosphere for entertaining
- Oversized room
- Gas log fireplace with cast stone surround
- Soaring high ceilings
- Ceiling fan installed with light
- Tile flooring
- Lots of wall windows with blinds
- Tons of natural light
- Recessed can lighting
- Lots of wall space for art

KITCHEN

- Granite countertops
- Modern richly stained cabinets
- Spacious kitchen
- Ceramic tile backsplash
- Oversized island with breakfast seating
- Cabinets in island allowing for extra storage
- Large stainless steel basin sink located in the island
- Electrical outlets in the island
- Frigidaire stainless steel double ovens
- Frigidaire stainless steel dishwasher in islands
- Frigidaire 4 burner gas range
- Frigidaire double door stainless steel refrigerator
- Frigidaire stainless steel built-in microwave
- Lots of cabinets allowing for tons of storage
- Tons of counter space for cooking
- Pot Drawers
- Tile flooring
- Baseboards
- Recessed can lighting
- Under cabinet outlets
- Under cabinet lighting
- Lots of counter space for cooking
- Open to dining area, family room making it the perfect space for entertaining

BUTLERS PANTRY

- Granite countertop
- Clear glass front display cabinets
- Under cabinet lighting
- Walk-in pantry
- Ceramic tile backsplash
- Lots of cabinet space for storage

DINING ROOM

- Formal dining room
- Tile flooring
- Baseboards
- 2 wall windows with blinds allowing for lots of natural light
- Open to butler's pantry

PRIMARY SUITE

- HUGE room with tons of space for a sitting area
- Lots of windows allowing for TONS of natural light
- Ceiling fan installed with light
- Baseboards
- Plush carpet
- High ceilings

PRIMARY BATH

- Dual sinks with stone countertop, vanity and cabinets below for storage
- Separate oversized garden tub with tile surround
- Window above soaking tub
- Spacious shower with soap niche, wall showerhead and tile backsplash
- Tile floor
- Separate water closet
- HUGE walk-in closet
- Baseboards
- Recessed can lights



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SECONDARY BEDROOM #1

- Large room
- Plush carpet
- Wall window with blinds
- Baseboards
- Ceiling fan installed with light
- Wall closet with built in shelving
- Ensuite bathroom

ENSUITE BATHROOM

- Bathroom to secondary bedroom #1
- Vanity with stone countertop and cabinets below for storage
- Tub/shower combo
- Tile Backsplash
- Decorative light fixture
- High ceilings

SECONDARY BEDROOM #2

- Large room
- Plush carpet
- Wall window with blinds
- Baseboards
- Large closet with built in shelving

SECONDARY BATHROOM

- Bathroom for secondary bedroom 2 & 3
- Large bathroom
- Vanity with stone countertop and cabinets below for storage
- Tile flooring
- Tub/shower combo
- Decorative light fixture
- Baseboards

SECONDARY BEDROOM #3

- Walk-in closet
- Plush carpet
- Ceiling fan installed with light
- Baseboards
- Wall window

UTILITY ROOM

- Large utility room
- Connects to garage, and also serves as a mud room
- Dry bar
- Tile flooring
- Door leads to 2 car-garage

GARAGE

- Spacious two car garage
- Automatic garage door
- Lots of room for storage



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