

**2706 GREEN FIELDS DR, SUGAR LAND, TX 77479**

**FEATURES AND UPGRADES**

Wonderful one story home with an open floor plan with high ceilings, split floor plan. Private swimming pool. Children attend Clements HS, Colony Bend Elem, First Colony Middle schools. All walking distance !

One of the most convenient locations in First Colony..Easy on and Off Hwy 59/69.

Walk to First Colony Mall, Town Square, First Colony Library and Randall's Grocery

Thermal double paned windows, super energy efficient, April 2018

Trane A/C system with Clean Effects whole home air filtration system

Swimming Pool replastered and remodeled in Oct 2014

Fresh interior and exterior paint Aug 2021

Roof replaced 5/2020

A/C and Heaters replaced, new ductwork added 2014

Brick (all 4 sides) plus Hardi Plank and wood exterior

New attic exhaust fan, 5/2020

150 amp electric service, upgraded 2021, Generator Hookup added

Exterior lighting upgraded

8 camera video security system with DVR storage and internet access can remain with the home