

17 Du Pont Circle
Sugar Land, TX

▪ **Exclusions**

- Murano Mirror in Living Room above Fireplace
- Chandelier in Living Room
- Gold Leaf Mirror in Hallway/Entrance Way

▪ **Things to Know About This Home**

- Builder was Michael Lollies for Himself – lived in for 18 months.
- Seller's are Only the Second Owners. They Purchased from Builder.
- HOA includes 24-hour Constable/Security Surveillance with "House Watch" Extra Coverage and Reporting when Owners are Traveling.
- Home has Never Flooded

▪ **Home Features**

- 5 New AC Units with Double Filters
- 5 Honeywell Digital Smart Phone Thermostats
- Renewal by Anderson Double-Paneled Windows on All Kitchen Windows
- Hunter Douglas Silhouette Window and Door Coverings, Except Game Room
- 4 Sets of Over-Sized Double Doors Leading Outside from the Kitchen, Living Room, Primary Bedroom and Foyer
- 7 Toto Toilets
- Whole House Water Filter with UV Protection by Pentair Pelican
- Vivint Security System w/ Video Doorbell, Outdoor Cameras and Touchscreen Panel
- Baldwin Hardware on All Doors
- Walker Zanger Tile
- Vaulted Ceilings & Crown Molding Throughout Home
- 2 Staircases - A Grand, Circular Staircase and a Private Back Staircase
- 3 Fireplaces
- Breathtaking Views of Sweetwater's Pecan Golf Course from the Entire East Side of the Home
- Fresh Neutral Paint
- Superior Construction with 12" Spaced Studs (normally 16" to 24") & 5' x 8' Sheet Rock

▪ **Living Room**

- Oversized Double French Doors Opening to Patio and Pool
- Floor-to-Ceiling Windows
- Wood Paneled Walls
- Gas Fireplace with Floor-to-Ceiling Brick Surround
- Walk-In Wet Bar
- Views of the Pool and Golf Course

▪ **Kitchen**

- Under Counter Wine Refrigerator
- Cathedral Ceilings
- Quartzite Counter Tops
- Oversized Island with Mounted Towel Rack
- Walls of Floor-to-Ceiling Cabinets
- 36" Sub Zero Built-In Refrigerator
- Wolf Range
- Wolf Steam Oven
- Wolf Built-In Microwave
- Wolf Food Warmer
- Fisher Paykel Dishwasher Drawers
- Pot Filler over the Stove
- Vent Hood to Exterior of Home
- Under Counter Wine or Beverage Refrigerator
- Farmhouse Sink
- Amazing Amount of Storage
- New Pendant Lighting
- Sherwin Williams Emerald Grade for Easy Cleaning
- Oversized Double French Doors Opening to Patio and Pool
- Views of the Pool and Golf Course
- Breakfast Area with Ceiling Fan

▪ **Primary Suite**

- Sitting Area with Oversized Double French Doors Opening to Private Brick Courtyard & Yard
- Gas Fireplace
- Vaulted Ceilings
- Octagonal Mirrored Dressing Area Leading to En Suite Bathroom
- Dual Walk-In Closets with Floor-to-Ceiling Built-Ins and a Floor Safe

▪ **Primary En Suite Bathroom**

- Italian Finishings Throughout
- Bain Ultra Freestanding Tub with Chromotherapy (Colored Light Therapy) [BainUltra.com]
- Italian Vessel Sinks
- Toto Neorest Washlet Toilet with Actilight Technology, Auto Open/Close & Heated Seat
- White Onyx Back Splash
- Oversized Light Up Mirrored Medicine Cabinet
- Crystal Handles by Baldwin
- Italian Tile Floors

- **Game Room**
 - Vaulted Ceiling with Wood Beams
 - Fireplace
 - Built-In Cabinets with Glass Fronts on Upper Cabinets & Quartzite Counter Top
 - Amazing Birds Eye Views of Golf Course and Pool

- **Guest Suite**
 - 496 Square Feet
 - Living Room, Bedroom & En Suite Bathroom
 - Built-In Custom Work Desk with Quartzite Counter Top
 - Vaulted Ceilings
 - Private Back Staircase

- **Secondary Bedrooms**
 - All have En Suite Bathrooms

- **Secondary Bathrooms**
 - Quartzite Counter Tops
 - New Faucets and Hardware
 - Frameless Glass Doors in All 4 Full Bathrooms
 - Light Up Mirrored Medicine Cabinets

- **Utility Room**
 - Quartzite Counter Tops
 - Farmhouse Sink
 - Built-In Ironing
 - High End Cabinetry with Pull-Down Hang Bar
 - Built-In Custom Dog Kennel
 - Half Bathroom

- **Garage & Driveway**
 - Gated Parking
 - Wrought-Iron Gate with Remote Control
 - 2-Ton Mini-Split HVAC System
 - Garage has glass storm door to backyard
 - 3-Cars Side-by-Side, Not Tandem

▪ **Exterior**

- Swimming Pool
- 4-Sided Brick with Dramatic Cathedral Entry
- Stone-Coated Steel Roof Tiles by Decra with Lifetime Warranty [Decra.com]
- LeafFilter Guards on Gutters with 20-Year Warranty
- Rain Bird Irrigation with 8 stations & WiFi Monitor
- Inset Brick Steps Leading to Home from Sidewalk
- Located on a Tree Lined Cul-De-Sac
- Huge, Mature Shade Trees throughout Neighborhood
- 15,208 Square Foot Lot
- Home and Landscaping Designed to Maximize Views of the Golf Course

▪ **The Golf Course**

- The house is off of hole #6 on the Pecan Course. #6 is a par 5 and it is the number 1 handicap hole on the Pecan Course. It is a challenging par 5 that is guarded with water on the left and a large bunker on the right.