

List of Upgrades & Special Features

160 N Hall Drive, Sugar Land, TX

- Freshly Painted Interior
- Extensive Crown Molding
- Large Kitchen
 - Silestone Countertops
 - Freshly Painted Cabinets
 - Huge Island with Breakfast Bar
 - Walk In Pantry
- Custom Lead Glass Decorative Front Door
- Large Entry
- Home Office / Study with Wall of Built Ins & French Doors
- Family Room with Gas/Wood Fireplace and Built Ins
- Pass Through Bar from Family Room to Breakfast Area
- Large Breakfast Area
- Spacious Utility Room
- HUGE Primary Bedroom Suite
- Updated Primary Bath
 - New Tile Surround & Glass Shower
 - Large Spa Tub
 - Double Sinks & Extended Counter
 - Updated Mirrors & Lighting
- Spacious Secondary Bath
 - New Tub & Tile
 - Updated Mirrors & Lighting
- Beautiful Wood Flooring in Study & Formal Dining Room
- Large Storage Closet upstairs
- Premium Carpet with Spill Proof Padding
- Large Double Paned Windows throughout
- Hardie Plank
- Two 14-Seer AC - 2015
- Custom Landscaping in Front & Back
- Full Sprinkler System
- Patio & Covered Breezeway
- Zoned to Excellent FBISD Schools
 - Highlands Elementary
 - Dulles Middle School
 - Dulles High School
- Low Tax Rate 2.029%



"Sellin' with Ellen!"

Ellen Burton

Direct: **281-744-8765**

Email: Ellen@EllenBurton.com

Website: www.EllenBurton.com

