

# Feature Sheet

5506 Poundstone Court  
Sugar Land, TX 77479

## Features:

- \$16,000 – Entire Flooring on First Floor & Half Bath Replaced w/Vinyl Plank Flooring (2021)
- \$15,875 – Primary Bath Remodel (2021)
- \$11,621 – New Roof (May 2019)
- \$10,800 – Full Bath Remodel in Secondary Bath & Half Bath (2021)
- \$5,000 – Kitchen Cabinets, Backsplash, & Lighting Updated (2020)
- \$4,500 – Full Interior of Home Paint (2020)
- \$1,800 – Safety Fence Around Pool
- \$1,000 – Landscaping Upgrades (2021)
- \$514 – Garage Door Upgrade and Paint (2019)
- Cul-de-sac
- Cool Palette
- Gas Fireplace
- Chef's Kitchen featuring Modern Cabinetry, Granite Counters, SS Appliances, Modern Light Fixtures
- Primary En-suite Bath w/Glass Enclosed Shower, Soaking Tub, Double Sink Vanities, Spacious Walk-In Closet
- Open Floor Plan Perfect for Entertaining
- In-Ground Gunite Sparkling Pool
- Average Monthly Water Cost: \$65
- Average Monthly Gas Cost: \$30
- Average Monthly Electric Cost: \$275

## About the Community:

NEW TERRITORY IS A MASTER PLANNED COMMUNITY IN SUGAR LAND JUST 30 MINUTES OUTSIDE OF HOUSTON, AND IS COMPOSED OF 4,603 HOMES NESTLED ON 3,200 ACRES WHERE OLD PECAN GROVES AND SUGAR CANE FIELDS ONCE THRIVED. RESIDENTS CAN ENJOY AN OASIS OF OVER 450 ACRES OF PARKS AND LAKES, GREENBELTS, MATURE TREES, LUSH LANDSCAPING, AND HIGH QUALITY RECREATION CENTERS AND PROGRAMS. A MAJOR FOCAL POINT OF THE COMMUNITY IS THE 18,000 SQUARE FOOT CLUB FACILITY WHICH HOUSES A FULL SIZE GYMNASIUM, WEIGHT/FITNESS ROOM, LOCKER ROOMS, AND MEETING/MULTI-PURPOSE ROOMS. THE CLUB ALSO OFFERS A BEAUTIFUL SWIMMING POOL W/CABANA, A PLAYGROUND, EIGHT LIT TENNIS COURTS, TENNIS PRO SHOP, REGULATION SPORT FIELDS AND THE COMMUNITY ALSO FEATURES A DOG PARK, AND LARGE SPORTS COMPLEX! ZONED TO AWARD WINNING FORT BEND ISD SCHOOLS AND NOT FAR FROM CHURCHES, RETAILS SHOPPING, AND DINING! EASY ACCESS TO MAJOR FREEWAYS INCLUDING GRAND PARKWAY (99), 90A, AND HWY 59!