



818 GREEN BELT DRIVE, SUGAR LAND, TEXAS 77498

Immaculate Perry home in the Sugar Mill community. You can find plenty of character and wooden details in this 3 bedroom 2.5, 2-story home. Hardwood floors in the living and dining room. Large windows in every room and skylights in the bathrooms welcome so much natural light. The large white brick fireplace goes up to the 12 ft wooden coffered ceilings in the family room. Primary bedroom and office are conveniently located downstairs. Spacious kitchen has granite countertops. Mudroom/ laundry room leads you to the driveway and detached garage. The backyard is massive and hosts a mature tree that is great for entertaining. The mature trees give plenty of shade throughout the day. Located in a beautiful neighborhood with mature landscaping, extremely low taxes, and a great drainage system. This home was high and dry during Hurricane Harvey. Just a short drive to the upcoming development, Imperial Market, and walking distance to great schools and community amenities.



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FEATURES & UPDATES

1. New AC/Furnace - installed around May 2019; a high-efficiency system with air sterilizing equipment.
2. New stainless steel KitchenAid dishwasher, oven, microwave, and refrigerator; Fridge is negotiable for purchase.
3. New front yard sprinkler system - automated Rain Bird system with SmartHome connectivity; includes drip system for front flower beds.
4. New highspeed ethernet drops throughout the house; centralized hub in upstairs closet; equipment will stay.
5. New smart home lights in living room and new Brilliant switches in primary bedroom.
6. New built-ins around fireplace with hidden panel for power cords or devices connecting to TV; remote connectivity for gaming or plex/movie server hidden in upstairs bedroom built-in; ask for more details.
7. Whole-home repipe completed Feb 2021 - premium grade PEX piping installed to replace galvanized piping after Winter Freeze '21; professionally installed by Repipe Specialists.
8. New exterior siding (not all areas) and insulation.
9. New high capacity gutters - installed April '21.
10. New high end roof - installed April '21; premium roof installed with 50-year warranty; warranty can be transferred once.
11. New attic insulation - radiant barrier installed; installed summer '21.
12. New energy-efficient windows in dining room; upstairs bedrooms and bathroom (west side of the house).
13. New exterior electrical breaker box - installed Dec '21.
14. New laminate flooring in the primary bedroom.