



Updated Amenities

Property Address: 1006 Wyndham Way, Sugar Land, Tx 77479

- Flooring: Laminating flooring throughout the house including staircase
- Kitchen Cabinets: Kitchen Cabinets re-painted to creamy color (Previous color cherry)
- Kitchen Light Fixture: Breakfast area and kitchen island light fixtures (chandeliers) are upgraded
- Entire House/Garage Painted
- Garage Floor Epoxy
 - New Drive belt installed on all 3 door openers
- Powder Room: New Floor, vanity (Quartz countertop), Mirror, accessories
- Laundry Room: New Floor
- Guest Bathroom (First Floor): New Floor, upgrade to standup shower, new tiles in shower area, accessories
- High End water softener (non-electric) for entire house
- RO Unit water system installed under kitchen sink
- Second Floor (Both) Bathrooms: New Floor, upgrade to standup shower, new tiles in shower area, accessories
- Game room: Built-in Cabinets/Bookshelves
- Fireplace upgraded to modern mantle and marble tiles
- UV protected window screens inside master bedroom and game room
- Swimming Pool
 - Pool Inside Dimensions: 33ft X 19ft
 - Upgraded Saltwater Pool vs Chlorine
 - Entire Pool can be Heated
 - Heated Spa
 - 7 Jets Jacuzzi style
 - Water Falls on back walls
 - Tanning ledge and bubblers
 - Cascade type Spa
 - Pool Lights



- Fully Automation with app controlled
- Travertine deck throughout the backyard
- Pebbles on both sides of the house and behind pool (no grass)
- Sprinkler System on all 3 flower pots with drains
- Good Neighbor Fence replaced on both sides of the house
- Covered Patio
 - Extended Covered Patio with modern ceiling
 - Full Outdoor Bathroom with modern tiling and standup shower
 - Upgraded Stone wall on exterior of Outdoor Bathroom
 - Modern remote operated outdoor ceiling fan
 - Electrical Outlet on covered patio ceiling
- Outdoor Firepit
 - Modern fire pit with natural gas connection and upgraded stone wall
 - Additional Gas Line connection next to guest bedroom window for future outdoor kitchen
- Landscaping Lights
 - All landscaping lights with dusk/dawn sensor
 - Additional 120V outlets in back side of the flower bed area
- Gas Meter
 - Whole House Gas Meter is upgraded to accommodate all gas equipment's to operate simultaneously
- Whole House Surge Protector installed at the main electrical panel
- Nest Thermostats for both AC units with one sensor in master bedroom and another sensor in guest bedroom
- Whole House roof is new as of 2021
- New AC Unit for 2nd floor as of 2020