
9202 OGLETHORPE

4 BEDROOMS | 2 BATHROOMS | 2,380 SF | 9,594 SF CORNER LOT | POOL

THOUGHTFULLY DESIGNED EXTERIOR UPGRADES & FEATURES:

- Pool updates include:
 - Resurfaced with a Radiant Fusion finish (a premium pebble blend of Micro Mini Pebble, gem-like crystals, and Abalone Shell)
 - Iridescent mosaic tile surround & inset in pool steps
 - Travertine coping
 - Recently replaced pool motor
 - LED pool light
- 21' covered back patio
- Covered walkway leads directly from the garage to the backdoor.
- Updated fence with horizontal boards adding to the home's modern architecture.
- Updated craftsman style mahogany front door.
- Updated craftsman style alder wood backdoor with speakeasy.
- Extensive landscaping
- Wrought iron front gate anchored by coach lights & leads to semi-private courtyard.
- Updated exterior path, landscape, & flood lights are hardwired HomeKit compatible smart lights.
- Improved backyard drainage system
- Recently repainted exterior siding
- Recent Hardie trim
- Recently installed leaf guard gutters
- Private courtyard ideally located off the primary bedroom.

QUALITY FINISHES, DESIGNER TOUCHES, & FUNCTIONAL FLOORPLAN:

- ENERGYSTAR Qualified SolarZone™ Low-E high-performance insulated glass windows replaced throughout.
- Updated flooring throughout
- 5" engineered hardwood floors flow throughout the huge family room, modern formal dining room, primary bedroom, & hallways.
- Updated 5" baseboards throughout
- Repainted trim, walls, & ceilings throughout
- Updated interior doors, with beaded panel plank design, throughout
- Updated lighting & fans throughout
- Elevated split-level entryway is complete with terrazzo floors, bricked archways, seamless floor-to-ceiling windows, & updated crown molding.
- Spacious dining room features modern chandelier with hand blown glass, engineered wood floors, crown molding, cased openings overlooking the living room & front courtyard.
- Eat-in kitchen updated with premium quality limestone floors, recently painted cabinets, butcher block look countertops, SS KitchenAid dishwasher, & energy efficient window overlooking the private backyard oasis.
- Light-filled breakfast room with limestone floors, six recessed lights, oversized energy-efficient window with plantation shutters, & wainscoting lining the lower part of the walls.
- Gigantic living room is complete with:
 - Extensively remodeled fireplace includes beautiful travertine & a custom wood mantle anchored by floor to ceiling built-ins
 - Engineered wood floors
 - Eye-catching brick archways
 - Large wet bar highlighted by floor to ceiling brick & designer pendant lighting
 - Refinished wood beams
 - Painted wood paneled walls
 - Eight recessed can lights
 - Seamless picture windows with premium plantation shutters
- Oversized primary bedroom & luxurious en-suite bathroom are complete with:
 - Engineered wood floors in the primary bedroom
 - Solid beaded panel door
 - Energy-efficient sliding door leading directly to the private courtyard area
 - Updated tile floors with a matte "fabric look" textured finish in the primary bathroom
 - Updated frosted glass door leading into the en-suite bath
 - Dual sinks + vanity with recently painted cabinets & beautiful countertops
 - An entire wall of recently painted floor-to-ceiling built-in cabinets & pull-out drawers
 - Dual walk-in closets
 - Recessed lights
 - Framed mirrors

- Well-appointed secondary bath features updated tile floors with a matte “fabric look” textured finish, a wall of floor-to-ceiling built-in cabinets, dual sinks, beautiful counters, framed mirrors, & an updated door separating the shower & toilet.
- Three generously sized secondary bedrooms with walk-in closets, updated fans, & a wall of windows either looking over the front courtyard, side courtyard, or the backyard pool area.
- Large laundry room with a wall of upper cabinets on one side, floor-to-ceiling cabinets, on the other side, extra room for a full-sized fridge, & energy efficient window overlooking the backyard.
- Roof replaced ~2010
- Hot water heater = ~4-5 years old

NEIGHBORHOOD & AREA AMENITIES:

- Located in an established neighborhood in the Brays Oaks Area
- Minutes from I-69, Beltway 8, & Westpark Tollways
- Minutes from [“The Grid”](#); a new mixed-use development with inviting public spaces & walkable streets connecting shops, restaurants, office, hotels, & urban residences.
- Close proximity to City Centre, Memorial City, & Sugar Land Town Square
- Neighborhood amenities include:
 - Three neighborhood pools include one adult pool, a toddler pool, & a family friendly pool
 - Two neighborhood parks
 - Outdoor gym set workout area
 - Two neighborhood tennis courts
 - Community center perfect for hosting parties
 - Neighborhood swim team
 - Year-round neighborhood events including a Halloween Carnival, Easter egg hunts, & a 4th of July parade.
 - On-site 24-hour security