

# Feature Sheet

6918 Breton Bay Pass  
Missouri City, TX 77459

## Features:

- \$18,000 – New Lennox Heater & Air Conditioner w/10 year warranty via ABACUS (2019)
- \$6,500 – New Carpet Throughout Home (2021)
- \$3,000 – Fresh Paint to all Bathrooms & Secondary Bedrooms (2022)
- \$2,000 – 65" LG LED 4K TV w/Wall Mount (2020)
- \$1,500 – Game Room Projector & Screen; Standard 2K HD (2015)
- \$500 – Game Room Surround Sound in Ceiling (2012)
- \$300 – Primary Bedroom TV w/Wall Mount (2018)
- High Ceilings
- Formal Dining
- Open Concept
- Butler's Pantry
- Chef's Kitchen features Granite Counters, SS Appliances, Pendant Lighting, Spacious Island w/Breakfast Bar
- Gas Log Fireplace
- Secondary Bedroom Downstairs
- Game Room/Media Room
- Spacious Yard
- Average Monthly Water Cost: \$150.00 (Also includes Sewer/Garbage, Mud 10)
- Average Monthly Gas Cost: \$45.00
- Average Monthly Electric Cost: \$150.00

## About the Community:

10,000 ACRE MASTER PLANNED - **GOLF COURSE COMMUNITY** – HAS WON COMMUNITY OF THE YEAR AWARDS MANY TIMES, & HAS EVERYTHING YOU CAN IMAGINE FOR YOUR FAMILY! EZ ACCESS TO HOUSTON VIA FORT BEND TOLL – NEW TOLLROAD EXTENSION RIGHT INTO SIENNA!! – 30 MINUTES OR LESS – MED CENTER IN 20 MINUTES. 4 POOLS, 2 ARE WATER PARKS (A THIRD WATER PARK COMING IN 2017) SIENNA GOLF CLUB W/ RESTAURANT & BAR IS OPEN TO THE PUBLIC & OVERLOOKS GORGEOUS LAKE FRONTAGE ON THE 18 HOLE GOLF COURSE! CAMP SIENNA -160-ACRE SPORTS COMPLEX- BASEBALL & SOCCER FIELDS, VOLLEYBALL & BASKETBALL COURTS, SCENIC OVERLOOK OF THE BRAZOS RIVER, 3 MILES OF WALKING TRAILS, & MUCH MORE! SIENNA STABLES EQUESTRIAN CENTER HAS 20 ACRES OF TURN OUT! SIENNA'S State-of-the-Art FITNESS CENTER – RECENTLY EXPANDED TO OVER 3 X THE ORIGINAL SIZE & INCLUDES A CHILDCARE CENTER! 8 TENNIS COURTS & AMPHITHEATRE FOR CONCERTS ON THE LAKE !!