

28 Turtle Creek Manor



Dear New Home Owner,

Welcome to Spinnaker Cove - a quiet, calm, gated neighborhood that has access to fabulous leisure facilities covered by the HOA dues and is a short drive to the shops, restaurants and bars of Sugar Land Town Square. We've loved having that easy access while having the reassurance of a safe community, plus the parks and lake walks in New Territory and Telfair.

We have children and schooling was a critical factor in where we wanted to live and the Fort Bend Schools to which we are zoned are all top ranked. Walker Station Elementary is within walking distance! Fort Bend Christian Academy and The Honor Roll School are both great private options within easy driving distance.

Over the years, my husband and I have worked in various locations across Houston and the easily accessible transport links of Hwy 59, The Grand Parkway and 90A have given us the flexibility we needed in our careers.

When we moved into 28 Turtle Creek Manor, it was clearly a home that had been loved for many years but was ready for a facelift! The first thing we needed was an enclosed office space for peace and quiet on a work-from-home day, but not be too isolated from the rest of the family. We love the large double office space we created by adding a wall of windows and glass door to the previous formal living space. With our sharing the office, we were able to turn the large room off the kitchen into a playroom for our young children. This is a lovely room, looking out over the garden, and also means we can have an eye on the children while we're cooking in the kitchen. The children have loved the room and have had many imaginary adventures, expeditions, doctor surgeries and schools in there! (now that working remotely has become more widespread a future owner might find it advantageous to use this as a second study once again!). The upstairs games room offers more office and working space which has been great when we have family staying or provides the option of a teenage homework or gaming space.

The balcony off the games room has been one of our favorite places in the house. It is a perfect venue for a Friday or Saturday evening chillout. We loved sharing a bottle of wine and catching up and reflect on the week - and on nights when babysitters cancelled or COVID shut everything down, it was our haven!

And how could we not mention our private backyard oasis! The mature garden has been lovingly tended to, with a stunning water lily that flowers almost every day in the summer, and a bush the children named "humming-bird-bush" as it attracts humming birds every year from August to September. We have also added lemon, lime and fig trees! Being able to look out from the garden or house and having this privacy and greenery plus the calming nature of the pool waterfall, has helped me to keep centered and leave behind the stress of the outside world. The pool is one of our favorite activities, spending afternoons chilling or having water fights - bliss for us and the children! The day ends on a high note when my husband serves up a delicious dinner from the smoker or BBQ.

For us this has been the perfect home. We've worked hard on the face lift especially in remodeling the kitchens and bathrooms and adding touches like granite surfaces in the kitchen and all adult bathrooms. Throughout we've aimed for a design that balances traditional and modern decor while allowing for a relaxed atmosphere. Whether you're hosting friends or need time to recuperate the house has wonderful options. And the space is flexible providing for the needs of the family during that specific phase of life.

This is a fabulous location, a beautiful family home and a community of neighbors that are caring with periodic social events. If we weren't leaving the country, this would be our forever home. We hope the new owners love and enjoy it as much as we have.

The Rhys Davies Family

28 Turtle Creek Manor Updates and Features



KITCHEN

Microwave	2017
Ovens	2017
Dishwasher	2018
light fittings, flooring, painting	2022
cabinet hardware	2022
cooktop	2022
granite surfaces	2022

OFFICE

Enclose, paint and add lighting	2017
Flooring	2022

Primary Bedroom – shutters	2021
Breakfast Area - Lighting, painting, flooring	2022
Playroom - Painting and flooring	2022
Family Room – painting, flooring	2022
Dining Room – paint, flooring	2022

PAINTING

Exterior house and balcony	2017
Girl's bedroom painted	2017
Jack & Jill Bedrooms x 2 painted	2017
Jack & Jill Bathroom painted	2019
Shower room painted	2019
Front white bedroom painted	2021
Master bedroom	2021
Games room painted	2022
Upstairs hallway painted	2022
Bannister	2022

A/C

outdoor unit x1	2017
Inside unit x1	2018
Inside unit x1	2022



BATHROOMS

Primary ensuite - cabinets, tiling, granite, medicine cabinets, flooring, bath, mirrors	2021
Shower Room - floor, shower, vanity, mirror, lighting, granite surfaces	2019
Jack & Jill – retile floor, vanities x 2, granite surfaces	2019
Water Closet – vanity, granite surface	2019
Water Closet – Floor	2022

OUTDOOR ADDITIONS

Fruit tree – Orange	2017
Sub-pump and new drainage	2017
Pool resurfaced	2018
New pool cleaning system with separate pump	2018
New pool lights	2018
Nest thermostat x2	2018
Sprinkler smart control system	2020
Yard HOA approved Fences	2020
Landscaping	2020
Pygmy Date Palm Tree	2021
Fruit trees (lime tree, lemon tree, fig tree)	2021
Balcony fan	2022
Outdoor patio fans	2022
Landscaping	2022