

5858 Sugar Hill Drive

COMPASS

Features & Amenities



House Overview

Bedrooms	2
Baths	2 Full + 1 Half Bath
Square Feet	1,672 per HCAD
Lot Size	1,568 per HCAD
Year Built	1976 per HCAD
Garage	2-Car Detached
Neighborhood	Galleria area

OVERALL

- Easy lock & leave home in premier location in the Tanglewood area near the Galleria
- First floor living
- Renovated kitchen and baths, 2019
- New roof, 2019
- New water heater, 2021
- New windows with plantation shutters
- All new cabinet hardware throughout (from Rejuvenation)
- One of the lowest HOA fees in the area, per seller
- HOA fee: \$250/month - covers water, sewer, trash, grounds, pool, exterior (includes roof).
- Zoned to exemplary Briargrove Elementary (buyer to verify)
- Minutes away from shopping/dining in the Galleria and River Oaks area
- Close to 3 great grocery stores- HEB, Trader Joe's, Whole Foods
- Easily access to major freeways: 610, I-10, 59

EXTERIOR

- Front landscaping maintained by the HOA
- Additional street parking
- Great fully fenced patio located just off the living room offering plenty room for outdoor furniture/grill
- 2 car detached garage

KITCHEN

- Renovated kitchen, 2019
- New cabinet fronts and drawer boxes, new cabinet hinges
- New hardware
- New quartz countertop
- New backsplash
- Travertine tile floors
- Pantry
- Stainless steel electric oven
- Stainless steel built-in microwave
- Stainless steel dishwasher
- Large one basin stainless steel sink under window
- Window with plantation shutters
- Recessed can lighting

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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DINING ROOM

- Conveniently located next to the kitchen
- Open floor plan with living room; ideal for entertaining
- New decorative light fixture
- New hardwood floors (2019)
- Double crown molding
- Dry bar
 - New mercury glass backsplash
 - New quartz countertop
 - Painted cabinets
 - New hardware

LIVING ROOM

- Hardwood floors
- Wood burning fireplace
- Built-in bookcase
- TV mounted over the fireplace (TV is included)
- New ceiling fan/light fixture
- Double crown molding

POWDER ROOM

- Located on first floor
- Renovated, 2019
- New wallpaper
- New hardware
- New quartz countertop
- New plumbing fixture

PRIMARY SUITE

- Located on 2nd floor
- Spacious room with vaulted ceiling with beam
- New windows with plantation shutters
- New ceiling fan/light fixture
- Newer carpet, 2019
- 2 walk-in closets with elfa system

PRIMARY BATHROOM

- Renovated bathroom, 2019
- New quartz countertop
- New plumbing fixtures
- New hardware
- Painted cabinets
- Two new gold mirrors
- Walk-in shower with new frameless shower door and subway tile wall
- New plumbing fixture in shower

SECONDARY BEDROOM

- Spacious room
- New windows with plantation shutters
- Newer carpet, 2019
- New ceiling fan/light fixture
- Two walk-in closets with elfa system
- ENSUITE BATHROOM
 - New countertop
 - Painted cabinets
 - New decorative mirror
 - New hardware

UTILITY ROOM

- Located on 2nd floor
- Convenient to the bedrooms
- Dry bar

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