

# WELCOME HOME!

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## Just the Facts

- ⇒ Subdivision  
New Territory, High Meadows  
110 Calera Court  
Sugar Land, TX 77479
- ⇒ 4 bedroom, 2 full bath, 1 half bath
- ⇒ 2,599 square foot
- ⇒ 2 car garage
- ⇒ 7,649sf cul de sac lot
- ⇒ Fort Bend ISD  
Brazos Bend Elementary School  
Sartartia Middle School  
William B. Travis High School
- ⇒ Built in 1993
- ⇒ Fantastic yard with pergola
- ⇒ 2 story
- ⇒ Offered at \$365,000



4



2.5



2





FABULOUS four bedroom home in New Territory! Nestled in a quiet cul de sac with a walking path next door, this home is sure to meet your needs. Inside you will find a fantastic entryway with high ceilings. The kitchen will wow you with granite counters, an abundance of cabinets, and stainless steel appliances. The open floorplan complete with a fireplace will create lasting memories. The formal dining and living rooms have ample space to host your guests. Upstairs you will find the spacious primary suite with a newly updated primary bath. The secondary bedrooms are very large. The game room at the top of the stairs will be a great place for all kinds of fun...or quiet. Outside you will enjoy a beautiful pergola. New Territory is a fantastic community in award winning FBISD schools. The community boasts pools, tennis courts, walking paths, and other amenities. The proximity to major roadways is perfect for the quick commute.



# Property Pictures



## FEATURES AND UPGRADES

110 Calera Court  
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- ◆ Freshly painted and sealed exterior of home - June 2022
- ◆ Quiet cul de sac home located on walking path
- ◆ Entry has 16ft high ceiling
- ◆ Wrought iron stairway banister
- ◆ Crown molding throughout most of home
- ◆ Open floor plan
- ◆ Engineered hardwood floors in formal dining and living rooms
- ◆ Granite countertops in kitchen
- ◆ 42" cabinets
- ◆ Stainless steel appliances with gas range
- ◆ Large walk in pantry with ample storage
- ◆ Recently updated primary bath
- ◆ Garage comes with peg boards for organizing your things
- ◆ Roof replaced in 2015

## NEIGHBORHOOD AMENITIES

- ◆ Award winning FBISD schools
- ◆ 450 Acres of parks and green belts
- ◆ 14 playgrounds
- ◆ 8 lakes
- ◆ 4 fantastic swimming pools
- ◆ 12 Tennis courts
- ◆ 2 pickle ball courts
- ◆ 18,000sf recreation center
- ◆ Dog park
- ◆ Close to dining, shopping, and entertainment
- ◆ Excellent location to major freeways including Grand Parkway, 169, and Hwy 90A
- ◆ Fun and friendly neighborhood
- ◆ And much, much more!