

# Feature Sheet

4706 Meandering Stream Dr.  
Sugar Land, TX 77479



- Custom Meritage home with 4 bedrooms and 3.5 baths
- Cabinets and drawers - all soft-close, with bronze hardware
- Ceiling fans w/lights in all bedrooms, family room, game room, and patio
- Crystal drop chandelier in primary bathroom
- Climate controlled attic
- Eight-foot doors throughout the home
- Electric outlet in middle of family room floor eliminates need for cord to wall outlet
- Energy efficient HVAC system w/digital control (Trane 16 SEER), inclds 2 years of filters
- Fireplace - gas log with glass rock, operates via remote control
- Gourmet kitchen with upgraded stainless Kitchen Aid appliances
- Gutters (front & back)
- Flooring: upgraded wood flooring in halls, kitchen, family, dining, game room
- Home located on a quiet cul-de-sac and steps away from walking path along the lake
- Landscaped backyard with stone border, custom garden fountain, & landscape lighting
- Large walk-in pantry
- LED lighting throughout
- Open floor plan with large rooms
- Outdoor extended patio with travertine
- Outdoor kitchen with new Genesis 3-burner grill
- PEX Plumbing System
- Pull out shelves in kitchen cabinets
- Quartz counters throughout the home
- Security System: Ring doorbell, SimpliSafe alarm system, 2 exterior cameras- ZUUM Life
- Sprinkler System with new controller and added zones to separate beds and lawn
- Structural warranty with builder through 2030
- Taexx in-the-wall pest control system
- Tankless high efficiency water heater
- Termite warranty with annual check, 3 years of coverage remain
- Under cabinet lighting in kitchen
- Water Filtration System (DuPure) with water spigot at kitchen sink
- Window blinds installed throughout the home