

# Feature Sheet

215 Birch Hill Dr  
Sugar Land, TX 77479

## Features:

### **\$28,000 in Updates!**

- \$10,000 – Interior Paint (2022)
- \$7,000 – Laminate Flooring (2016)
- \$2,200 – Shower Glass Door, Bathroom Light Fixture, & Bathroom Faucet (2022)
- \$2,000 – Stairs Carpet (2018)
- \$1,800 – Repair Patio Tiles & Fence (2022)
- \$1,750 – Painted Stairwell (2022)
- \$915 – Entry Coach Light, Entry Door Knob, & Cleaned Window (2022)
- \$600 - Power Wash Driveway & Walkway & New Garage Door Opener (2022)
- \$550 – New Microwave, Kitchen LED Lights, & Breakfast Area Light Fixture (2022)
- \$500 – Gas Range (2021)
- \$450 – Replaced Switch & Power Outlet, New Ceiling Fan in Living Room & Primary Bedroom (2022)
- \$350 – Dishwasher (2018)
- Average Monthly Water Cost: \$75.00
- Average Monthly Gas Cost: \$25.00
- Average Monthly Electric Cost: \$80.00

## About the Community:

NEW TERRITORY IS A MASTER PLANNED COMMUNITY IN SUGAR LAND JUST 30 MINUTES OUTSIDE OF HOUSTON, AND IS COMPOSED OF 4,603 HOMES NESTLED ON 3,200 ACRES WHERE OLD PECAN GROVES AND SUGAR CANE FIELDS ONCE THRIVED. RESIDENTS CAN ENJOY AN OASIS OF OVER 450 ACRES OF PARKS AND LAKES, GREENBELTS, MATURE TREES, LUSH LANDSCAPING, AND HIGH QUALITY RECREATION CENTERS AND PROGRAMS. A MAJOR FOCAL POINT OF THE COMMUNITY IS THE 18,000 SQUARE FOOT CLUB FACILITY WHICH HOUSES A FULL SIZE GYMNASIUM, WEIGHT/FITNESS ROOM, LOCKER ROOMS, AND MEETING/MULTI-PURPOSE ROOMS. THE CLUB ALSO OFFERS A BEAUTIFUL SWIMMING POOL W/CABANA, A PLAYGROUND, EIGHT LIT TENNIS COURTS, TENNIS PRO SHOP, REGULATION SPORT FIELDS AND THE COMMUNITY ALSO FEATURES A DOG PARK, AND LARGE SPORTS COMPLEX! ZONED TO AWARD WINNING FORT BEND ISD SCHOOLS AND NOT FAR FROM CHURCHES, RETAILS SHOPPING, AND DINING! EASY ACCESS TO MAJOR FREEWAYS INCLUDING GRAND PARKWAY (99), 90A, AND HWY 59!