

Why the Sellers Love this House!

So much to Love!
This is Good to know.



Welcome Home to 4602 Green Cottage Lane in First Colony! This cozy 3BR / 2BA home is surrounded by greenspace in a parklike setting and has a huge backyard! Here you will enjoy a serene natural environment and First Colony Community amenities, plus daily convenience and connectivity via Southwest Freeway, Loop 610, Beltway 8, and Grand Parkway to many of Greater Houston's major employment hubs and destinations.

At 9,700 acres, First Colony blends residential neighborhoods and businesses with protective architectural guidelines and meticulously maintained streets, lakes, parks, and greenbelts. Beautifully landscaped and well maintained, First Colony offers mature tree lined streets, miles of walking paths, lush parks and lakes for truly unlimited recreational opportunities.

Special features of 4602 Green Cottage Lane include:

- Huge backyard with irrigation system (operating system replaced 2022)
- Vivint alarm system
- Gas and electric options
- Jacuzzi tub
- Spacious closet in primary bedroom
- Open concept kitchen and living room with updated quartz countertops

The Sellers love this home and the First Colony lifestyle for many reasons ... and you will, too! In their own words:

- 1) *The Sugar Land Area has everything. It's incredibly convenient to live here with so many amenities and activities nearby. Retail, healthcare, pet care, home maintenance, grocery stores, gyms and much more are just minutes away.*
- 2) *First Colony has so many pools, parks, trails and tennis courts.*
- 3) *It's the perfect combination of being close to everything but having such a quiet and peaceful location with great neighbors.*
- 4) *My dogs love the oversized back yard plus the park and playground next door!*
- 5) *I especially love walking along the lake across the street.*