

FOR SALE

3807 ALDRIDGE DRIVE

MISSOURI CITY, TX 77459

FEATURES + HIGHLIGHTS

- 15 Minutes to Downtown Houston. Easy Access to Fort Bend Tollway & Nearby HWY 59 & HWY 6
- Meritage Home: Green & Energy Efficient
- Stunning Lake Front Views from BOTH the Front & Backyard
- First Floor Primary Bedroom & 5th Bedroom/Office
- Tons of Nearby Shopping Centers & Local Dining
- Never Flooded & Not in a Major Flood Zone. Flood, Wind & Hail Insurance is Not Required

Interior

FEATURES

- Hardwood Bamboo Flooring Upstairs, Accented Tile Stair Risers & Wrought Iron Railing (2022)
- Tile & Hardwood Flooring Downstairs
- Custom Decorative Lighting & Fixtures Throughout Home
- 4 Spacious Bedrooms with Walk-In Closets & Fit for King-Sized Beds
- First Floor Primary Suite with a Separate Fireplace and Stunning Lakefront Views
- Double Vanity Sinks, Separate Frameless Glass Shower & Jetted Tub in the Primary Suite
- Oversized Walk-in Closet in the Primary Bath
- Additional Primary Suite Upstairs with Full Bathroom
- Upstairs Game Area & Built-In Wet Bar with Granite Countertops
- Media Room with Projector & 9' x 5' Screen
- Energy Efficient Double-Paneled Windows Throughout the Home
- Ceiling Fans in All Bedrooms
- 2 Water Heaters (2017 & 2021)
- Downstairs AC, Evaporator Coils & Condenser (Sept. 2022)
- Upstairs AC, Evaporator Coils & Condenser (2021)

KITCHEN & LIVING

- Spectacular Lakefront Views Throughout the Home
- Formal Living & Dining Room with an Open-Concept Layout
- Granite Countertops in Kitchen with Custom Pendant & Recessed Lighting
- Wood Cabinetry & Large Chef's Island
- Stainless Steel Farm Sink with Goose Neck Faucet (2021)
- Garbage Disposal Installed (2021)

Exterior

FRONT & BACKYARD

- Energy Efficient, Insect & Fire-Resistant Terracotta Tile Roof (Average Life is 75-150 years)
- Beautifully Landscaped Exterior
- Sprinkler System in the Front & Backyard
- 2-Car Garage with Additional 8-Foot Wide Workspace
- Workspace is Equipped with Separate High-Powered Breaker Box to Support 2-3 220 outlets & High-Capacity Professional Machinery
- Covered Patio Area Overlooking the Lake
- Private Wood Deck/Boat Dock
- Aluminum Backyard Fencing

Features +

UPGRADES



3667 SF
6749 SF LOT
5 BEDROOMS
3.5 BATHROOMS

2021

TAX RATE: 2.34

EST. TAXES: \$8,258
(NO EXEMPTIONS)

HOA: \$1100/ANNUALLY

FORT BEND ISD

ELEMENTARY: PALMER

MIDDLE: LAKE OLYMPIA

HIGH: HIGHTOWER

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