

## Home Improvements to 1507 Riverbend Crossing Sugar Land, TX 77478

<u>Date</u>	<u>Project</u>
3-12-2020	Enchanted Landscapes: new backyard paver patio, massive french drain system, re-grading of whole backyard, new yard, and one new garden
1-21-2020	Texas Apache Fence Co LLC: completely new fence, new posts, and new gates
1-2-2020	Sugar Land Electric: installed 50A circuit in garage
1-16-2019	Crump A/C & Heating: 2 new AC units & 2 new furnaces
1-8-2018	Professional Chimney Cleaning & Construction: new chimney cap, new chimney crown, extended flue, & complete chimney sealant
9-29-2017	Dawson Foundation: 17 exterior bell bottom piers
Multiple dates in May of 2017	S&B Plumbing: complete new fixtures in all bathrooms, new toilets, new tub & shower pipes in secondary bathroom, new shower head in primary shower
5-24-2017	West U Marble: complete new tub surround in secondary bathroom, new countertops in secondary bathroom, new countertops in primary bathroom
4-21-2015	2 driveway slabs replaced
11-22-2014	R&S Water Services: brand new water softener system installed
10-5-2009	Added 2nd downspout above front porch
Multiple dates Oct 2006	Wonderful Windows & Siding: Vinyl siding on back of house & house soffits
Multiple dates Oct 2006	Wonderful Windows & Siding: Replaced back half of the house windows
Multiple dates May 2005	Wonderful Windows & Siding: Replaced front half and north side of the house windows (no windows on south side)
2-4-2005	Complete replacement of all doorknobs and change of locks on whole house
Multiple dates May 2004	Roofs & More: Reconstructed front porch roof, new house roof, new garage roof, and new hardiplank siding on garage

### **Reasons to like 1507 Riverbend Crossing's location & community:**

- Best lot in the neighborhood (established treed greenbelt on side and behind, on end of culdesac which means only next to one house, HOA maintains the greenbelt but gives you plenty more yardspace for kids to play in with private backyard gate access to it, and not close to Dulles so it is quiet)
- 3 ways to enter the neighborhood (2 on Lexington & 1 on Dulles, so multiple ways to evade any traffic issues)
- Easy access to multiple routes for commuting into Houston (minutes from US59/169, 90A/main street, Hwy 6, and Fort Bend Tollway)
- 1 park in neighborhood (can walk via greenbelt, never having to cross a street)
- Access to 10 community pools as part of First Colony (including pool keys for the 2 swim-at-your own risk pools that are open longer hours than the summer pools and 1 lap pool open year round)
- First Colony HOA maintains 10 pools (1 is a water park pool with lazy river and splashpad and 9 of them can be rented for pool parties), 15 parks, pickleball courts, tennis courts, 2 club houses with BBQs for rental for parties, a kayak boathouse on Oyster Creek, and paddleboard on lake behind their offices.
- This neighborhood has easy access to the Sugar Land and Missouri City trail system via Lost Creek and Oyster Creek Park (walking/running/biking access is literally just across the street from the Sugar Crossing access street to the neighborhood or minutes to the parking lot at the Missouri City YMCA, Lost Creek Soccer Fields, or Oyster Creek Park entrances).
- Short drive to Sugar Land Memorial Park and Festival Site (where 4th of July and Kite Festival activities occur)
- Quiet neighborhood due to location between Ditch B, American Canal and Oyster Creek (far enough from Hwy 59, 90A, Hwy 6, and Dulles Ave; no major street in the neighborhood, and end of culdesac with only a few homes means little traffic)
- Mailboxes are just off property line (closer access than neighbors)
- Close to great grocery stores (HEB, Kroger, Coscto, Sprouts, Whole Foods, and several Asian grocery stores)
- Sugar Land is considered one of the safest communities, family friendly communities, and best affordable places in Texas.
- Close enough to Houston for access to their theatre district (2nd in size behind New York City), museum district (about 20 differen museums close to each other but greater Houston area has about 100 museums), professional sports (soccer, baseball, & football), medical center (worlds largest, 21 hospitals), and amazing foodie scene (extremely diverse restaurant scene across the area).
- Within 1 hour driving distance to 4 historic plantation sites, within 2 hours to 11 federal parks (national forests, wildlife refugees, etc.), and within 2 hours of 6 state parks.
- Within about 1 hour to beaches of Galveston (multiple beach choices), Bolivar Island (can drive on beach), Surfside, and Quintana (can drive on beach).
- The area is great for birding: 10 sanctuaries run by Houston Audubon, 8 wildlife refugees, 7 nature center or conservancy area, and the are is part of the Great Texas Coastal birding trail. Plus access to even more if willing to drive 2 hours.