

## 534 Fox Briar Lane, Sugar Land Tx

Home Includes these Features plus more...

**Additional Esplanade Parking Making for Extra Wide Streets on this Quiet Cul-de-Sac Street**

- All Wood Eaves, Soffits, and Exterior Siding replaced with lifetime warranty James Hardie products 2017
- Updated Master Bath 2017 (Gutted to Studs, vertical and horizontal PEX, Kohler Plumbing Fixtures and Bath Hardware, Overhead Kohler rain shower New Custom Cabinets, Panasonic Whisper Quiet Fans, LED Lighting, Sound System, Energy Efficient Window, Carrara Marble Floors, Vanities, Shower, etc)
- Custom Master Closet 2015
- Low-E Double Door Private Patio access from Master
- Updated Guest Bath
- Kohler Elongated Toilets 2017
- High Efficiency Trane AC Unit 2015
- Additional Return Air Vents (3 total)
- High Efficiency Open Cell Spray Foam Attic Insulation 2017
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- 8 Additional Christmas light exterior outlets installed in eaves
- Wired (CAT6E) for 8 Security Cameras around exterior of home
- Nest Thermostat
- Irrigation/Sprinkler System 2015
- Drip system irrigation for planter boxes
- New 6" Gutters on all sides of home
- Energy Efficient Windows/Doors 2017 on back side of home
- Light filtration UV protectant shades in Living and Master
- Roof Shingles and TechShield Radiant Barrier Decking Added 2013
- Cedar Fence 2013

- Wrought Iron Golf Course Fence 2017
  - On Cul-de-Sac with Golf Course Lot
  - Rear and Side Patio wired for sound - speakers included
  - Living room wired for surround sound - speakers included
  - 3" Bullnose Granite Countertops in Kitchen and Wet Bar, Gas Cooktop, Stainless Fridge and Dishwasher, Wine Fridge.
  - Crown Molding throughout
  - Travertine Tile with imported medallion at entryway
  - Solid Red Oak Wood Flooring in Living Room
  - Vaulted ceilings in Living, Kitchen and Master
  - Columns added in Living room
  - Redesigned Fireplace with recessed TV space
  - Pavestone Circle Driveway, and large 2500 sq. ft. Back Patio (4" gutter drainage underneath)
  - Solid Mahogany Entry Double Doors 2016
  - Vintage solid Wood Garage Door
  - Liftmaster Garage Door Opener replaced in 2014
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- All Bedrooms have Walk-In Closets
  - Side Patio roughed in for hot/cold water and natural gas for outdoor cooking

**\*\*\*All information included in this Features List is to the best of our knowledge but may contain inaccuracies and should be independently verified.**

This information was provided by previous seller 8/2018 to current owner. Items have been eliminated that are not included in this sale.