

# 719 Garrett Way

Built in 1991, Remodeled 2022

4025 sqft / 11,446 lot sqft

Style: Transitional

Color Palette: Neutral

FBISD Schools: Walker Station, Sartartia MS, Austin HS

## KEY FEATURES

- Impeccably maintained home
- Grand two-story entryway
- Interior designed 2022
- Neutral tones = timeless finishes
- New hardwood floors, tile, & carpet
- 3 flex rooms for modern living
- Updated electrical throughout home
  - (plugs/switches/recessed lights/chandeliers/fans)
- Oversized driveway
- Oversized back yard

## HOME DETAILS

- Master Down
  - Walk-in oversized shower
  - His/Her Sinks
  - His/Her Closets
- Formal living room (can convert to study)
- Formal Dining room
- Oversized family room ready for entertaining
  - Custom fireplace
  - ½ bath off family room
  - Open concept
- Remodeled Kitchen
  - VIKING Rangetop/ Pro Sealed Burners
  - Electrolux Microwave/Oven Combo
  - Miseno oversized undermount sink
  - Delta Trinsic Faucet
  - Eat-in island
  - Quartz countertops w/ 2" mitered edge
  - Custom cabinetry / built in drawers
  - Custom neutral backsplash
  - Coffee Bar w/ butcher block shelves
  - Space for 12 seater dining table
  - Custom pantry with butcher block shelf

*Home Details cont.*

- Laundry Room
  - Washer/Dyer
  - Updated shelves/lighting
- Mudroom
  - Easy access off garage
  - Electrical ready for second fridge
  - Ready for custom built-ins/storage
- Flex Room
  - 6th bedroom/Home Office/ or Workout room
  - Oversized storage closet
  - View of backyard
- Second Floor
  - Four large bedrooms (all fit king beds)
  - Open Game/Media Room
  - Bathrooms with tubs
- Lot
  - Stunning Oak Trees
  - Mature landscaping
  - Sprinkler system
- Neighborhood
  - Sugar Land
  - New Territory
  - FBISD A-Rated schools
  - Close to Hwy 59, 90, & Grand Parkway
  - Mature trees
  - Quiet cul-de-sac
  - Great Neighbors