

Feature Sheet

1718 Heddon Falls Drive
Sugar Land, TX 77479

Features:

- \$20,000 – HVAC System Replaced Upstairs & Downstairs (2020&2021)
- \$15,000 – Primary bath Remodel (2021)
- \$10,000 – New Flooring Downstairs (2022)
- \$5,000 – New Pool Heater, Filter System, & Pumps (2021)
- New Tiling in Upstairs Bath (2017)
- Water Heater (June 2017)
- Corner Lot
- High Ceilings
- Jack and Jill Secondary Bath
- Game Room Upstairs
- Cool Palette
- Gas Fireplace
- Chef's Kitchen featuring Stainless Steel Appliances, ample Counter Space, Island, & Butler's Pantry
- Primary En-suite Bath w/Glass Enclosed Shower, Garden Tub, Double Sink Vanities, Bright and Airy Palette
- Open Floor Plan Perfect for Entertaining
- In-Ground Gunite Heated Sparkling Pool & Spa
- Average Monthly Water Cost: \$130-150
- Average Monthly Gas Cost: \$150
- Average Monthly Electric Cost: \$250-350

About the Community:

NEW TERRITORY IS A MASTER PLANNED COMMUNITY IN SUGAR LAND JUST 30 MINUTES OUTSIDE OF HOUSTON, AND IS COMPOSED OF 4,603 HOMES NESTLED ON 3,200 ACRES WHERE OLD PECAN GROVES AND SUGAR CANE FIELDS ONCE THRIVED. RESIDENTS CAN ENJOY AN OASIS OF OVER 450 ACRES OF PARKS AND LAKES, GREENBELTS, MATURE TREES, LUSH LANDSCAPING, AND HIGH QUALITY RECREATION CENTERS AND PROGRAMS. A MAJOR FOCAL POINT OF THE COMMUNITY IS THE 18,000 SQUARE FOOT CLUB FACILITY WHICH HOUSES A FULL SIZE GYMNASIUM, WEIGHT/FITNESS ROOM, LOCKER ROOMS, AND MEETING/MULTI-PURPOSE ROOMS. THE CLUB ALSO OFFERS A BEAUTIFUL SWIMMING POOL W/CABANA, A PLAYGROUND, EIGHT LIT TENNIS COURTS, TENNIS PRO SHOP, REGULATION SPORT FIELDS AND THE COMMUNITY ALSO FEATURES A DOG PARK, AND LARGE SPORTS COMPLEX! ZONED TO AWARD WINNING FORT BEND ISD SCHOOLS AND NOT FAR FROM CHURCHES, RETAILS SHOPPING, AND DINING! EASY ACCESS TO MAJOR FREEWAYS INCLUDING GRAND PARKWAY (99), 90A, AND HWY 59!