

11123 Sawmill Lake Drive– Sienna



House Overview

Bedrooms	4
Baths	3 Full / 1 Half
Square Feet	3,585 per FBCAD
Lot Size	18,026 per FBCAD
Schools	Leonetti Elementary Thornton Middle School Ridge Point High School

GROUND FLOOR

Entry

- Portico Front Entry
- Dramatic 2-Story Foyer
- Spiral Staircase with Hardwood Treads (re-stained 03/23)
- Wrought Iron Bannisters
- Statement Rotunda Ceiling with Modern Statement Light Fixture
- Designated Coat Closet
- Tile Flooring

Formal Living / Home Office

- French Glass Paneled Double Doors for Privacy
- Statement Coffered Ceiling
- Large Windows with Front Yard Views
- Tile Flooring

Formal Dining

- Statement Coffered Ceiling
- Custom Chair Railing
- Modern Statement Light Fixture
- Arched Doorway Access to Main Hall and Kitchen
- Tile Flooring

Family Room

- Open Above – 2-Story Ceilings
- Two-Story Bay Windows with Lush Backyard and Green Belt Views
- Cast Stone Mantle
- Gas log Fireplace
- Built in Shelving and Storage
- Abundant Architectural features including Arched Passageways
- Open to Kitchen

Kitchen

- Stainless Steel Appliances
- Gas Cooktop
- Stainless Steel Vent Hood
- Gorgeous Furniture-Style Cabinetry
- Island with Sink, Seating, and Storage
- Sleek Over-Island Pendant Lighting
- Eat-in Breakfast Bar
- Contemporary Neutral Tile Backsplash
- Pull-out Drawer Storage installed by current owner (uppers and lowers)
- Separate Butler's Pantry
- Designated Bar Area with Stemware Display
- Build-in Bottle Storage
- Designated Computer Center with Built-in Desk and Storage

- Open to Family Room and Breakfast Room
- Tile Flooring

Breakfast

- Walls of Windows with Backyard Views
- Open to Family and Kitchen
- Tile Flooring

Primary Bedroom

- Ground Floor Location
- Vestibule Entrance with Art Niche
- Custom Tray Ceiling Design
- Bay Windows with Lush Backyard and Green Belt Views
- Overhead Ceiling Fan and Light
- New Carpet (03/2023)
- Tile Flooring

Primary Bathroom

- Dual Vanity Areas
- Separate Glass Shower
- Soaking Tub
- Arched Passageways
- Large Walk-in Closet with Custom Organization and Pass-through to Laundry

SECOND FLOOR

Guest Room

- Separate From Other Bedrooms
- En Suite Private Bathroom
- Plush Carpeting
- Large Windows

Bedroom #3

- Large Windows
- Plush Carpeting
- Closet with Custom Organization (installed by current owner)
- Access to shared Jack and Jill Bathroom with Bedroom #4

Bedroom #4

- Large Windows
- Plush Carpeting
- Closet with Custom Organization (installed by current owner)
- Access to shared Jack and Jill Bathroom with Bedroom #3

Media Room

- French Door Access
- Tray Ceiling
- Theater-Style Sconces
- New Carpet (03/2023)

Game Room

- Tray Ceiling
- Plush Carpeting
- Large Windows

INTERIOR FEATURES + UPGRADES

- Double Pane Windows Throughout
- New Interior Paint Throughout (3/23)
- New Carpet Throughout
- New Stain on Doors and Staircase (3/23)

EXTERIOR FEATURES

- Coveted End of Cul-de-sac Location
- Double-Wide Driveway
- No Rear Neighbors
- Storm Door Installed
- Oversize Covered Patio
- Additional Patio Extension Installed by Current Owners
- Ready for Entertainment – Additional Outlets Installed by Current Owners
- Dual Overhead Fans for Year-Round Enjoyment
- Huge .4+ Acre Lot
- Fully Fenced with Gated Access to Rear Green Belt
- Room for Pool, Sports Courts, etc.
- Fully Sprinkled

COMMUNITY DETAILS

Health & Fitness

- Oakland Park - walking trails
- Anderson Springs Outdoor Fitness
- The Plaza Path - walking path
- Wishing Trail Park - bike trails
- Tivoli Trail
- Club Sienna – 160 Acre Sports Complex
 - Baseball Fields
 - Soccer Fields
 - Basketball Court
 - Batting Cages
 - Volleyball Court
 - Trails
 - Playground
 - Concessions
 - Viewing Stands

Community Services

- Sawmill Lake Club Pool - Spa-like retreat with freeform pool
- Club Sienna Water Park - 12-acre pool complex
- Resort at Sienna Springs - freeform pool complex
- Steep Bank Pool - shallow pool for novice swimmers
- Brushy Lake Pool - tot-sized play structures, spraying water features, & shallow waters.
- Hawkins Park - Playground
- Hawkins Park - playground
- Paradigm Cove Park - Pond overlook
- Sawmill Lake Club Sprayground - water park
- Sienna History Park - pond overlook
- Steep Bank Park - playground
- Leafwing Meadow Park - playground
- Deer Valley Park
- Lowndes Point Park - New
- Labyrinth Park

- Pecan Estates Park - playground
- Plaza Ridge Park - playground
- Gazebo at Sienna Ranch
- Heritage Park
- Bees Creek Park - walking trails
- Bridges Park - playground
- Shipman's Landing Neighborhood Park - playground
- Isidore Park - playground
- The Arbor Park - playground
- Coves Park - playground
- Crosby Park – playground
- Deer Run Park – playground

Places of Worship

- Private Religious Schools in Community
- Diverse Places of Worship Within Community.

Educational

- Community Art
- Nature Reserve

Social Activities

- Sawmill Lake Club - social bar, professional fitness center, ballroom, outdoor fire pit & patio.
- Brushy Lake Recreation Area
- Club Sienna Recreation Area
- Club Sienna Amphitheater
- Mill Crossing Community Lawn
- Mount Logan Party Lawn

Location

- Easy Access to Fort Bend Toll, Beltway 8 And Highway 288
- 35 Minutes to Medical Center