



Home Features Provided by the Seller of the Home at:

2007 Thorncrest Court Sugar Land, TX 77479

Top 3 Features Every Buyer Should Know about this Home:

1. Backyard Oasis- Backs up to green space, oversized V-shaped cul de sac yard, resurfaced pool & deck
Access to New Territory bike/hiking trails
2. Great for gatherings with friends and family- spacious gameroom upstairs and open family living area
downstairs
3. Great schools- bus to elementary & high school, walk to middle school
4. Three car extended garage with attic space

Approximate Age of:

Roof 5 years AC Upstairs- 5 years/Downstairs- 10 years
 Heater Upstairs- 5 years/Downstairs- 5 years Dishwasher 10+ years
 Hot Water Heater 10+ years Pool Pump & Heater 10+ years

Average Monthly Utility Bills:

Electricity: \$300 Water: \$125 Gas \$75
 Trash Pick up Day(s) Mon/Thurs Recycling Pick up Day(s) Monday

Upgrades: Energy efficient windows, remodeled all three full baths, back patio cover, new carpet upstairs,
primary bedroom carpet approx 3 years old

Special Community Features: New Territory Club Recreation Center, Youth sports, great schools