

# UPDATES & FEATURES

6547 Parkriver Xing  
Sugar Land, TX 77479

- Gated Community – Sunset Cove
- Cul de Sac lot with Lakeview
- Interior paint 2023
- Luxury Vinyl Flooring 2023
- New Carpet in Primary Bedroom & 3<sup>rd</sup> Bedroom 2023
- Foundation repair with lifetime warranty 2023
- AC Carrier box coil 2023 with 10 yr warranty
- AC Trane condenser 2012
- PEX Piping 2012
- Double Pane Windows
- Covered Back Patio
- Backyard Brick wall maintained by HOA
- Backyard Wrought Iron Fence at Lake
- Very private lot with no back or left side neighbors
- Great Location in Sugar Land
- Highly rated FBISD Schools
- Elementary & Middle school located within community
- Walking distance to Club amenities
- Community amenities include Club, Pools, Tennis Courts, Parks
- Convenient access to main Hwy 59, Hwy 99 & Hwy 6
- Close to all the Sugarland attractions – Town Center, Retail & Restaurants