**Welcome to 10 Sugarberry Circle**

Every house has a story. 10 Sugarberry has a special one.

Originally built by custom home builder George Ragsdale for himself. Current owner purchased the home when she was newly divorced & needing a safe, large, low maintenance home zoned to Spring Branch top schools. She lived and loved the house and area, until her kids were grown and she decided to pursue her passion of animals and ranch life. She loved the home so much, that she decided leasing was a better option.

While it appears that this house has been listed for quite a while, please know that the house was leased many times during that period. This home has great bones, floorplan, top appliances, New exterior stucco 2021, recent HVAC and loads more. The value of this home is unsurpassed, and it could not be built at the current price!

Knowing that everyone has their own special taste, there are also many wonderful opportunities to make it YOURS and still be priced in the area. Please let me educate you to what could be done under a careful easy budget.

See my photos of décor with soft cream area rugs (aprx $500 per rug) or if you prefer new hardwood tile style flooring, the entire 1st floor could be done for under $18k.

The primary bathroom tile is very special but may not be to your taste.

This could easily be redone with having the current tile painted,

Or new subway tile for aprx $10k.

There are other units that have been remodeled, however, they have

not been for sale or sold in the recent past several years.

Currently, Older construction townhomes in direct area, NOT updated & built between 1978-1983 (10plus years older) are selling at $217.-$300/square foot, which would price this unit at $907,000. A New Townhome built >= 2014 of this size and square footage are selling at $300-$500./square foot, which would put this unit selling at a minimum over $1.2M+ . While the new buildings offer many trendy amenities, this home could be upgraded to your personal style and be much more affordable. In conclusion, this property built in 1993 is great value and buyers have plenty of room to do cosmetic upgrades and still be priced below market.

You have more than $100k to still be below or at Market value.

Reasons to LOVE 10 Sugarberry Circle:

1. Location, location, location! Easy access to both Bush & Hobby airports, the medical center & medical center West. The Energy corridor and downtown. Entertaining and dining options are endless. Surrounded by the Forest and amenities of the city.
2. Zoned to the acclaimed and coveted Spring Branch ISD schools with bus pick-up in front of community. (look up the phenomenal stats of these schools)
3. 24/7 manned security gate, naturesque walking trails, gated dog park, gated swimming pool and facilities, plus new playgroud area.
4. Primary bedroom downstairs with gas log fireplace, private patio, 2 oversized walk-in closets, large whirlpool tub and full steam shower. Additional 2nd primary if needed upstairs.
5. Storage galore from closets, cedar closet, cabinetry and built-ins. The attic storage is floored and wide open for loads of additional storage.
6. Multiple flex spaces that can accommodate your desires, from exercise, home theatre, home office, craft room and more.
7. A oversized chef kitchen with expansive counter and serving space and top stainless appliances.
8. 3 oversized bedrooms with en-suite bathrooms plus walk-in closets
9. Oversized garage that can allow 2 large cars and the doors to open plus private driveway for 2 more additional cars.
10. A secure low maintenance, lock and leave lifestyle.

More amenities to mention:

* Solid Saltillo tile Flooring (durable and easy to maintain)
* Marble kitchen counters & Thermador stainless appliances
* Full walk-in serving bar with ice maker, stainless sink & wine rack
* Custom designed serving bar & wood island in kitchen
* Solid wood cabinetry w/ under counter lighting & pull out cabinet drawers
* Abundance of closet storage with organizational and built-in drawer features
* Custom spot/art lighting throughout (bulbs can be changed if you prefer brighter lights) plus additional floor plugs and TV plugs.
* Recent HVAC
* Utility room has cabinetry plus room for a full-size washer & dryer & additional refrigerator if desired.
* Additional closets and cabinet built-in storage added in every possible space.
* Open high ceilings with wood style decorator beams in dining & living room.
* Entire home was custom painted & new carpet upstairs
* Plantation shutter installed in 2ndary bedrooms.
* The primary bathroom has 2 sinks + vanity area, whirlpool large soaking tub. Steam shower plus private commode room.
* Both Primary closets have been customized and retrofitted for great storage and display of your most prized wardrobe collection.
* The Primary bedroom has floor to ceiling glass window doors and stylish corner gas log fireplace.
* 2 lovely outdoor patios, one views the amazing greenbelt and morning sunrise & other atrium views the west and is perfect for your furry friend to play while you enjoy morning coffee or evening cocktails.

The Hudson Forest community offers a lock and leave lifestyle centered around the m Memorial villages & areas with 24/7 manned security and benefits of a fully maintained pool, enclosed dog park, naturesque walking trails & new playground area.