

Feature Sheet

2830 Old Fort Road
Sugar Land, TX 77479

Features:

- **(2021)** Roof was Replaced
- **(2019)** New A/C unit was installed
- **(2019)** Replaced electrical panel
- **(2019)** 220 volt outlet in garage
- Nestled in the sought after Master Planned Community of First Colony
- Huge Corner Lot
- 3 Beds, 2 Baths
- Open Floor plan perfect for entertaining
- Tile-Floor throughout
- Cozy wood burning Fire Place
- Kitchen features granite counters, ss appliances, tiled backsplash, with ample cabinet space
- Spacious backyard w/No Back Neighbors
- 2-Car garage & Long driveway
- Average Monthly Water Cost: \$80 (Including Trash)
- Average Monthly Gas Cost: \$60
- Average Monthly Electric Cost: \$115

CHIMNEYSTONE:

LOW TAX RATE & LOW HOA!

ZONED TO HIGHLY RATED SCHOOLS

Chimneystone is located in the heart of the First Colony, Master Planned Community of Sugar Land, TX in Fort Bend County. Situated close to the Highway 6 corridor and minutes away from Sugar Land Town Square, City Hall, First Colony Mall and some of the best ranked parks in the nation as well as a wide variety of restaurants and shops.