

# Feature Sheet

8839 Morning Glow Drive  
Missouri City, TX 77459

## Features:

- Lennar Next Gen Smart Home
- Nestled within the serene embrace of Sienna Heritage Grove
- Brick and Stone Elevation
- LOW TAX RATE!
- Full gutters
- Aqua system water softener (2022)
- Washer, Dryer, & Refrigerator included!
- Open Floor Plan perfect for entertaining
- High Ceilings
- Soaring light filled living room
- Engineered wood, Tile, & Carpet throughout
- Kitchen features granite countertops, tiled backsplash, ss appliances, island, walk-in pantry and sleek grey cabinetry
- First floor primary bedroom with en-suite featuring granite countertops, double sinks, soaking tub, and glass enclosed shower
- Spacious backyard with covered patio
- 3-Car garage with large driveway
- Sprinkler system
- **Average Monthly Water Cost: \$100**
- **Average Monthly Gas Cost: \$110**
- **Average Monthly Electric Cost: \$170**

## About the Community:

10,000 ACRE MASTER PLANNED - **GOLF COURSE COMMUNITY** – HAS WON COMMUNITY OF THE YEAR AWARDS MANY TIMES, & HAS EVERYTHING YOU CAN IMAGINE FOR YOUR FAMILY!

EZ ACCESS TO HOUSTON VIA FORT BEND TOLL 30 MINUTES OR LESS – MED CENTER IN 20 MINUTES. 4 POOLS, 2 ARE WATER PARKS SIENNA GOLF CLUB W/ RESTAURANT & BAR IS OPEN TO THE PUBLIC & OVERLOOKS GORGEOUS LAKE FRONTAGE ON THE 18 HOLE GOLF COURSE! CAMP SIENNA -160-ACRE SPORTS COMPLEX- BASEBALL & SOCCER FIELDS, VOLLEYBALL & BASKETBALL COURTS, SCENIC OVERLOOK OF THE BRAZOS RIVER, 3 MILES OF WALKING TRAILS, & MUCH MORE!

SIENNA STABLES EQUESTRIAN CENTER HAS 20 ACRES OF TURN OUT! SIENNA'S STATE-OF-THE-ART FITNESS CENTER – RECENTLY EXPANDED TO OVER 3 X THE ORIGINAL SIZE & INCLUDES A CHILDCARE CENTER! 8 TENNIS COURTS & AMPHITHEATRE FOR CONCERTS ON THE LAKE!!