



Property Features

4623 Sanders Meadow Lane, Sugar Land, TX 77479

Interior Luxuries

- **Second Primary Bedroom:** A luxurious upgrade providing additional space and comfort on the first floor, perfect mother-in-law suite
- **Primary Closet Upgrade:** Custom built-in wardrobe offering ample and organized storage
- **Engineered Hardwood Floors:** Rich, durable white oak wide plank flooring elevating the homes esthetic
- **Contemporary Stair Rails:** Modern horizontal designs for a sleek look
- **Sliding Patio Doors:** Seamlessly connect the kitchen to the outdoor patio
- **Grand Entrance:** Double doors that make a bold statement
- **5th Bedroom with Bathroom:** An upgrade adding flexibility and convenience to the second floor
- **Laundry Room Customizations:** Tailored built-ins for enhanced functionality
- **Living Room Elegance:** Custom wood floating shelves, approximately 9 feet each, adding a touch of sophistication
- **Modern Window Treatments:** Sleek, modern blinds throughout the house providing ultimate privacy
- **Designer Cabinet Handles:** Custom handles on all kitchen and bathroom cabinets, adding a refined touch
- **Statement Lighting:** An Arhaus chandelier installed in the study, creating an elegant focal point
- **Motorized Top Window Blinds:** Automated for ease of use, enhancing the main living space
- **High-End Garage Flooring:** Featuring a marble-style epoxy finish, the garage floor exudes sophistication
- **Custom Built-In Garage Storage:** Efficient and stylish storage solutions custom-built into the garage

Gourmet Kitchen

- **Large Custom Refrigerator:** A spacious 42" refrigerator catering to all your storage needs
- **GE Cafe Appliances:** Top-of-the-line appliances ensuring a premium cooking experience
- **Smart Oven:** Wi-Fi-controlled for modern convenience
- **Waterfall Island:** A centerpiece that combines functionality with contemporary style
- **Custom Cabinets:** Tremendous amount of cabinet storage with pot & pan drawers & under cabinet lighting
- **Pot Filler:** Make cooking a breeze with the convenient pot filler over the 5-burner stove
- **Designer Cabinet Handles:** Custom handles on all kitchen and bathroom cabinets, adding a refined touch

Outdoor Exterior Features

- **Modern Heated Pool:** A stunning 45' by 12' pool, ranging from 4' to 8' in depth, featuring ambient lights and a serene fountain. This self-filling pool comes with wireless app control for easy management of the lighting
- **Elegant Painted Patio:** A beautifully painted patio that enhances the backyard's aesthetics
- **Charming Front Entrance:** Freshly painted for a welcoming curb appeal
- **No Rear Neighbors:** Relax in your oasis in peace with no rear neighbors
- **Contemporary Elevation:** Phenomenal curb appeal set to stand the test of time
- **Luxurious Turf:** The entire backyard is professionally turfed, a \$30,000 investment ensuring lush, green surroundings year-round
- **Sophisticated Stone and Pavers:** The sides of the house are adorned with elegant stone and pavers



Additional Property Information

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Age of Roof	3 Years - Original
Any Insurance Claims on Roof?	No
Age of Water Heater	3 Years - Original
Age of HVAC	3 Years - Original
Prior Foundation Repairs	No
Prior Flooding or Water Penetration into Home	No
Exclusions: <small>Examples include TV Mounts, Speakers and/or Mounts, attached Mirrors, Chandeliers, etc..</small>	N/A

Average Utility Bills

Electricity	\$200 / Month
Gas	\$50 / Month
Water	\$100 / Month
HOA	\$1,900 / Year