

# NINA+NEEL

Real Estate Team

1726 Ravenel Lane, Sugar Land, TX 77479

## Upgrades

Invested more than \$180K in home updates over the last 5 years including:

- Updated kitchen with new countertops, backsplash, lighting and flooring upgraded
- New kitchen (KitchenAid & LG) appliances - 5 burner gas cooktop, microwave and 3-rack dishwasher
- Hand-scraped engineered hardwood flooring updated through entire first floor
- New carpet on entire 2nd floor
- Entire home repainted - 100% interior and exterior
- Powder room updated - new vanity and lighting
- New HVAC (condenser units and evaporator coils) and tankless water heater
- New wrought iron fence
- New 120" media room screen and in wall speakers

### List of Features

- Beautifully located on the Telfair Lake 7 mi walking trail with immediate access from the backyard
- Secondary master bedroom upstairs with attached bath and "his and hers" closets
- 2 Bedrooms down, 3 BR upstairs
- 3 car garage equipped with ample storage systems
- Separate Study, Game Room, & Media Room with new 120" screen and inwall speakers
- Owner's Retreat
- Relaxing outdoor living areas including the tree-covered stone patio and upstairs balcony
- Active, engaging neighborhood with community events. Access to 5 tennis, 2 pickleball, 2 table tennis, and 1volleyball courts. Telfair has two pools, splashpads, several community parks and ample greenspace.
- A short walk to Cornerstone ES, a short bike ride to Sartartia MS, and zoned to Clements High