

2035 Ralston Branch Way, Sugar Land, TX 77479

## Key Selling Points and Unique Features

### Main Features

Builder: Chesmar Homes

Community: Telfair

Model: Charlton, 2439 sq ft.

Platinum certified, energy efficiency guarantee

- Bedrooms: 3 + office/study
- Formal dining room
- Baths: 2 ½
- Two car garage
- Upgraded 42" Kent Moore Cabinets throughout
- Under counter lighting in Kitchen
- Custom granite countertops in kitchen, master and secondary baths
- Upgraded stainless steel GE Profile appliances
  - Oversize double door refrigerator
  - Double ovens
  - Microwave
  - Dishwasher
  - GE Gas cooktop and exhaust fan
  - Front load large capacity energy efficient washer and dryer
- Upgraded wood floors and tile flooring
- Upgraded Shaw carpet in bedrooms
- Upgraded bath tile
- Oversize whirlpool spa in master bath
- Large walk-in closets
- Ceiling fans in all bedrooms and family room
- Stone flooring on front and back covered patios
- Stone fireplace with gas logs and remote control
- Honeywell Energy Efficient Programmable Thermostat
- Trane air conditioner and gas furnace
- Sealed temperature-controlled attic...increases energy efficiency
- Electric garage door opener
- Freshly painted

## Unique custom features

- Hi tech outdoor stereo speakers
- Integrated in-ceiling speakers in family room for 7.2 surround sound
- Unique custom wrought iron gate protecting front entry
- One of the largest lots in Telfair, with isolation from neighbors
- Unique, custom-designed 600 bottle refrigerated wine cellar with floor to ceiling 1" thermo pane windows adjacent to dining room.
  - Custom wood wine racks and bins
  - *Cellar-pro* high capacity/low maintenance silent cellar refrigeration unit with evaporation coil—Made in USA
- Custom three panel, dual opening sliding patio doors—not usually available in Telfair
- Custom-designed swimming pool with integrated spa
  - Dual pump with freeze protection
  - Salt-water pool with automatic chlorine generator
  - Heater for spa and pool
  - Dual waterfalls
  - State of the art Wet Edge Technologies pool finish
  - Stone coping and upgraded tile
  - Automatic water level fill system
  - Pool cleaning robot
  - Oversize, two level deck
- Upgraded, monitored security system with remote, mobile access via smartphone and computer
  - Monitored sensors on all entries (windows and doors)
  - Three motion-sensitive, video cameras with night vision to monitor side gate and entire backyard
  - Monitored smoke alarm
  - Glass break sensors
  - Interior motion detection
- Extensive professional tropical and desert landscaping
- Comprehensive use of stone accent walls and walkways
- Upgraded automatic sprinkler system provides coverage of every square foot of landscaping, front and back
- Auto timer Malibu landscape lighting front and rear yards
- TMC Mosquito Misting System - full coverage of entire backyard, including covered patio, pool deck, pool and entire landscaped area. Automatic, environmentally safe misting to eliminate mosquitos and other flying insects. Lifetime warranty and technical service.