

Feature Sheet

5806 Pendelton Place Drive
Sugar Land, TX 77479

Features:

- 2-Story Brick Home nestled on a beautiful landscaped lot
- Engineered wood floors, Travertine tile, and laminate throughout
- Spacious Study with crown molding & custom barn door
- Soaring light filled living room with gas-log fireplace
- Chef style kitchen featuring quartz counters, tumbled marble backsplash, ample cabinet space, and breakfast area
- Primary bedroom with en-suite bath featuring glass enclosed shower, jetted tub, double sinks, and walk in closet
- Spacious fully fenced yard
- 2-Car detached garage
- **\$23,000 Bathroom Renovations (2023)**
- **\$10,500 Kitchen Renovations (2020-2023)**
- **\$7,000 Engineered Wood Floors installed Downstairs (2023)**
- **\$3,000 Waterproof Laminate (2023)**
- **\$700 New Ceiling Fans added to all bedrooms (2024)**
- **\$700 Marble LedgeStone added to fireplace (2024)**
- **\$300 Sprinkler valve box (2024)**
- **Water Heater (2023)**
- **A/C units replaced (2022 & 2020)**
- **Exterior Pressure washed & New paint (2024)**
- Average Monthly Water Cost: \$80
- Average Monthly Gas Cost: \$25
- Average Monthly Electric Cost: \$100

About the Community:

NEW TERRITORY IS A MASTER PLANNED COMMUNITY IN SUGAR LAND JUST 30 MINUTES OUTSIDE OF HOUSTON, AND IS COMPOSED OF 4,603 HOMES NESTLED ON 3,200 ACRES WHERE OLD PECAN GROVES AND SUGAR CANE FIELDS ONCE THRIVED. RESIDENTS CAN ENJOY AN OASIS OF OVER 450 ACRES OF PARKS AND LAKES, GREENBELTS, MATURE TREES, LUSH LANDSCAPING, AND HIGH-QUALITY RECREATION CENTERS AND PROGRAMS. A MAJOR FOCAL POINT OF THE COMMUNITY IS THE 18,000 SQUARE FOOT CLUB FACILITY WHICH HOUSES A FULL-SIZE GYMNASIUM, WEIGHT/FITNESS ROOM, LOCKER ROOMS, AND MEETING/MULTI-PURPOSE ROOMS. THE CLUB ALSO OFFERS A BEAUTIFUL SWIMMING POOL W/CABANA, A PLAYGROUND, EIGHT LIT TENNIS COURTS, TENNIS PRO SHOP, REGULATION SPORT FIELDS AND THE COMMUNITY ALSO FEATURES A DOG PARK, AND LARGE SPORTS COMPLEX! ZONED TO AWARD WINNING FORT BEND ISD SCHOOLS AND NOT FAR FROM CHURCHES, RETAILS SHOPPING, AND DINING! EASY ACCESS TO MAJOR FREEWAYS INCLUDING GRAND PARKWAY (99), 90A, AND HWY 59!