



# WELCOME HOME

Property Address: 6706 Miller Shadow Ln, Sugar Land, TX 77479

## THINGS I LOVE ABOUT THIS HOME:

1. Unique Model by Newmark Homes. No other model home in the community/city
2. Customized large patio 22X10. Typical sizes in the neighborhood are 10X10
3. Wolf branded cabinets in the Kitchen and custom cabinets in Utility and Master Closet, Huge pantry
4. White Galaxy granite countertop extended to full height backsplash
5. Full house water softener and reverse osmosis system
6. UV light enabled air purifier HVAC System
7. New fences on two sides with french drains
8. Landscaping and pathways on both sides of the house
9. Outdoor kitchen with granite countertops and storage - Blaze Grill. 2 Side burners. Large sink with hot and cold water connection
10. Martin Logan high end in wall speaker system.

## THINGS I LOVE ABOUT THIS COMMUNITY:

1. Children Park within the subdivision/ Walking distance
2. Close proximity to FortBend Tollway, Hwy 6, University Blvd
3. Riverstone Shopping Center, Access to clubhouse with Pool, Kids Play area and Gym
4. Great Schools