

## **Good Features, Upgrades & Highlights**

- Mediterranean-style Home on a premium LOT
  - Tile roof, brick & stone exterior – no stucco
  - Built by Darling Homes, known for superior craftsmanship and attention to detail
  - Oversized 2-car garage with elegant wood door
  - Tankless water heater located in the garage for efficiency
  - Chef's dream kitchen featuring an oversized island and Monogram stainless steel appliances, including a double oven
  - Kent Moore soft-close cabinets – over 50 years of quality cabinetry excellence
  - Upstairs flex hub ideal for a game room, media room, home gym, or office
  - Over \$120K in upgrades, including custom plantation shutters and Hunterdouglas shades
  - Private backyard with a large covered patio and no back neighbors
  - Well-maintained home with professional biweekly lawn care, quarterly pest control, and semiannual termite prevention
  - Never flooded – true peace of mind!
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## **Community & Location**

- Located in Whisper Rock, a prestigious luxury Mediterranean village of just 42 homes
- Enjoy Riverstone's resort-style amenities: 3 water park-style pools, tennis courts, clubhouse, gym, playgrounds, walking trails, and fishing lakes
- Zoned to top-rated Fort Bend ISD schools: Anne Sullivan Elementary, Fort Settlement Middle, and Elkins High
- Close to Anne Sullivan Elementary, Kids 'R' Kids, and Riverstone Montessori
- Convenient to Kroger, CVS, Chase Bank, Shell, Starbucks, and multiple shopping centers
- Easy access to Hwy 6, 59, 99, UH–Sugar Land, Smart Financial Centre, library, and museum