

1119 Summer Brook Ct.  
Sugar Land, TX 77479

**\$539,900**



4 Bedrooms  
2.5 Bathrooms



2 car garage

**NEW EVERYTHING:**  
Roof, Floors, Paint,  
Cabinets, Lighting,  
Electrical Panel,  
Custom Bathrooms &  
so much more!

**FEATURES**

## **ONE STORY HOME**

Meticulously and beautifully designed, this home blends comfort, luxury, and functionality. From the chef's dream kitchen to the spa-inspired primary suite, every space showcases high-end touches and smart upgrades. The open layout offers both style and practicality. Located in the sought-after Greatwood community! **Zoned to all "A" rated schools.** This home is **move-in ready perfection** near Highway 59 and 99.

CENTRAL METRO REALTY    PRAVIN TANEJA  
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# Welcome to Your Dream Home:

## GOURMET KITCHEN

- NEW** GE STAINLESS STEEL APPLIANCES
- NEW** CABINETS WITH SOFT-CLOSE FEATURES AND GOLD HARDWARE
- NEW** 8-FOOT NAVY ISLAND WITH EXTRA FRONT CABINETS STORAGE
- NEW** QUARTZ COUNTERTOPS (3CM)
- NEW** FAUCET, UNDERMOUNT SINK, AND GARBAGE DISPOSAL
- NEW** BEAUTIFUL BACKSPLASH
- NEW** UNDER-CABINET TRASH PULL-OUT, SPICE RACK & TRAY CABINET
- NEW** UNDER & OVER CABINET LIGHTING
- NEW** RECESSED AND ISLAND PENDANT LED LIGHTS WITH DIMMER
- NEW** BREAKFAST ROOM CHANDELIER



1119 SUMMER BRK  
SUGAR LAND, TX

## SPA-LIKE PRIMARY BATH

- NEW** CURBLESS WALK-IN SHOWER
- NEW** FREESTANDING SOAKING TUB
- NEW** TILE FLOORING & WALLS
- NEW** DOUBLE VANITY & 3 CM QUARTZ
- NEW** SINKS, FAUCETS, AND FIXTURES
- NEW** LED LIGHT FIXTURES ABOVE VANITIES
- NEW** RECESSED LED LIGHTS
- NEW** OVER THE TUB CHANDELIER
- NEW** PLUMBING FIXTURES
- NEW** 84" FRAMELESS SHOWER GLASS
- NEW** NICHE-LED LIGHTING

## PRACTICAL ENHANCEMENTS

- NEW** 30-YEAR ROOF
- NEW** WATER HEATER (2024)
- NEW** ELECTRICAL PANEL
- NEW** PLUGS, GFCI'S, SWITCHES & WALL PLATES
- NEW** SMOKE & CO DETECTORS
- NEW** HIGHER PLUGS FOR TV IN LIVING & PRIMARY
- NEW** LANDSCAPING - PLANTS AND MULCH
- NEW** 220V EV PLUG IN THE GARAGE
- NEW** DUSK TO DAWN LIGHT ON GARAGE
- NEW** LED LIGHTING THROUGHOUT THE HOME
- NEW** PERGOLA, FAN & STRING LIGHTING WITH COVER
- NEW** BACK FENCE



## FRESH INTERIOR UPGRADES



- NEW** LUXURY VINYL PLANK FLOORING THROUGHOUT WITH TILES IN BATHROOMS
- NEW** FRESHLY PAINTED WALLS, CEILINGS, DOORS, AND TRIM
- NEW** CUSTOM CABINET & SHELVES IN LIVING ROOM
- NEW** CEILING FANS IN LIVING ROOM, PRIMARY SUITE, OFFICE AND PATIO
- NEW** RECESSED LED LIGHTS THROUGHOUT HOME WITH DIMMERS IN KITCHEN, FAMILY ROOM, PRIMARY ENSUITE & DINING ROOM
- NEW** WI-FI THERMOSTAT
- NEW** QUARTZ TILING ON FIREPLACE IN THE LIVING ROOM
- NEW** FRONT, BACK AND GARAGE DOOR SMART KEY KWIKSET LOCKS
- NEW** QUARTZ COUNTERTOPS (3CM) AND CABINET HARDWARE THROUGHOUT HOME
- NEW** SINKS, FAUCETS, AND FIXTURES THROUGHOUT HOME
- NEW** TUBS, TOILETS AND FIXTURES
- NEW** MIRROR, CABINET, QUARTZ COUNTERTOP AND FIXTURES IN HALF BATH