

14802 BUCKSKIN BRIDGE COURT, SUGAR LAND, TX 77498

EXTERIOR – FRONT HIGHLIGHTS

- Corner lot + cul-de-sac location (premium lot)
- Reinforced concrete driveway (Sept 2020)
 - 3/8" rebar on 12" centers, minimum 4" thickness
- Gutters installed (front)
- Exterior GFCI outlets (front area)
- Front bay window area (part of foundation stabilization work)
- Exterior – Front Highlights
- Roof Upgrade – (March 2026)

EXTERIOR – BACK HIGHLIGHTS

- 24' x 32' stamped concrete patio (2019)
 - Integral color (mixed before pour)
 - Reinforced with rebar
 - 8" x 8" perimeter footing
 - 8' square footing for hot tub support
 - Upgraded March 2026
- New fence (2016–2017)
- Hidden side gate (no exterior handle, HOA compliant)
- Gutters installed (back)
- Exterior outlets (back and near A/C units)
- Back door (March 2026)
- Plumbed for gas hot tub/grill out back

INTERIOR FEATURES & UPGRADES

GENERAL INTERIOR

- Built in 2001 by Lennar Homes
- Potential 5th bedroom above garage
- Attic storage with lighting
- Additional attic access added via garage
- Stored original materials (brick, tile, carpet remnants)

WINDOWS & ENERGY EFFICIENCY

- All windows upgraded to double-pane, energy-efficient
- Upstairs windows by Anderson Windows
- Downstairs windows by Window World (or similar)
- Possible transferable lifetime warranties
- Upgraded March 2026

HVAC & SYSTEMS

- Both A/C units replaced (2026)
- Upgraded by Vance Heating and Air Conditioning (Sept 2020):
 - UV light air purification systems
 - High-grade surge suppressors (~\$4,500 upgrade)
- Dual HVAC filtration systems:
 - Aprilaire Model 413 (27x16x4)
 - MERV 11 filter (20 1/4" x 26 3/8" x 6 1/4")
- Water heater replaced (2010–2011; may need replacement soon)
- New Washer & Dryer (March 2026)
- Generator (March 2026)

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KITCHEN UPDATES (UPGRADED MARCH 2026)

- New Dishwasher (March 2026)
- Gas Stove

INTERIOR UPDATES

- New downstairs flooring (early 2019)
- New upstairs carpet (late 2019, ~25-year transferable warranty)
- Interior repaint (2019 – most areas)
- Ceiling vent grills replaced (2018–2019)
- Updated Kitchen (March 2026)

BATHROOM UPGRADE

- Master shower fully remodeled (Nov 2020):
- New tile pan and tile work
- PEC plumbing in walls
- New shower valve
- Glass door installation
- Tile wrap around tub
- Three coats of high-grade grout sealant
- Updated March 2026

FOUNDATION & STRUCTURE

- Slab stabilization by Perma-Pile Foundation Repair
- Multiple pilings installed (from dining area to garage)
- Transferable warranty available

ELECTRICAL & SAFETY

- Dual-power smoke detectors replaced (~2018)
- CO and fire alarms installed (including attic)
- Master bath jacuzzi GFCI located in master closet

ADDITIONAL NOTES

- Gutters originally absent; added later (2016–2017)
- Garage remains unpainted
- Some areas not repainted (laundry, parts of master suite)
- Attic includes lighting and accessible switch upon entry

PROPERTY HISTORY – 14802 BUCKSKIN BRIDGE CT., SUGAR LAND, TX

This home was built in 2001 by Lennar Homes. Although the mailing address is Sugar Land, the property is located in Fort Bend County. The home was purchased at a discount after the original buyer backed out early during construction. At that time, the brick color and floor plan had already been selected. During development, there were premium costs associated with certain lots, including cul-de-sac and corner locations. This property includes both, with a combined premium value of approximately \$20,000, which was received at no additional cost. The original floor plan offered an optional fifth bedroom above the garage, which was not selected. However, this space could still be converted into a bedroom if desired. The estimated original purchase price was approximately \$156,000 (subject to verification via public records).