

Upgrade List & Additional Information

Riverbend South 1935 Cheyenne River Circle Sugar Land, Texas 77478

Move in ready house on a beautiful tree lined street. Ideal for throwing garden parties in a spectacular garden. Low voltage landscape lighting front and back. Residents of Riverbend South have free access to all First Colony facilities like the Aquatic Center swimming pools and Waterpark as well as many swimming pools and tennis courts close proximity to the house. The Lost Creek Park is behind the house and connects to Oyster Creek Park with many picnic areas and soccer fields.

- **Living Room:**

- Updated custom-built ceiling-to-floor bookcases
- Plantain blinds

- **Master Bath:**

- New built-in Cherry cabinets
- Granite master vanity with new cabinets and drawers
- Huge contemporary shower stall with bench in glass enclosure (Total renovation approximately

- **Kitchen:**

- Upgraded with granite counters
- Cabinets refaced with Cherry finish
- Under-cabinet lights added
- Sleek contemporary stainless steel exhaust
- Gourmet island cooking range

- **Upstairs Bathroom:**

- New Quartz countertop
- New faucets, lights, and fixtures
- All bathrooms have new chair-level toilets

- **Whole House:**

- Carpet replaced with tile and wood laminate

New Uponor PEX internal pipes with a 100-year warranty (\$8000 for house and garage). Uponor PEX (cross-linked polyethylene) is a type of piping material commonly used in plumbing systems. It's known for its flexibility, durability, and resistance to corrosion. Here's a bit more detail about Uponor PEX internal pipes:

- **Material:** Cross-linked polyethylene (PEX) is a flexible plastic material that is well suited for both hot and cold-water plumbing applications.

- **Advantages:**

- **Flexibility:** PEX is flexible, allowing for easier installation, especially in tight spaces.
- **Durability:** It is resistant to corrosion and scale buildup, contributing to a longer lifespan.
- **Freeze Resistance:** PEX can expand and contract without breaking, making it resistant to damage from freezing and thawing.
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- **Exterior:**

- New roof (2022)
- New fence (2022)