

# 4727 SUGAR MAPLE CT LISTING FEATURES:

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HARLEY



- 4,630 sq ft Italian Farmhouse inspired home with 4 bedrooms, 4 ½ baths
- Highly sought after community of Fulbrook which didn't flood in Harvey, has miles of walking trails throughout, extensive ponds stocked with bass and catfish and lots of wildlife.
- At the end of a quiet cul-de-sac, two sides of the property are on greenbelts for added privacy and nature. The backyard faces White Ibis pond.
- Split bedroom floor plan with a second laundry closet available
- Library/office space with two work areas and built in cabinetry
- Home theater with projector, 130" screen, nine powered theater chairs, star ceiling and 7.2 surround sound system (added in 2018)
- Casita (efficiency apartment) which can function as 4th bedroom or flex space
- Wet bar with extra icemaker and wine cooler
- Primary bathroom includes double sinks and two water closets along with vanity area
- Air-conditioned storage closets at the back of main house garage
- Air-conditioned detached one car garage/workshop/flex space in addition to 3 car oversized attached garage
- Two outdoor living spaces—
  - o front courtyard with outdoor dining (off formal dining room) and wood burning fireplace
  - o covered back patio with summer kitchen, gas firepit and hot tub
- Freshwater lily pond, filled with goldfish, flanks a covered back patio with native Texas plants that attract hummingbirds and butterflies. Two waterfalls in the pond provide relaxing sounds for a backyard paradise.
- Native Texas trees and shrubs and fruit trees throughout the yard
- High-end appliances added in 2018 (Bosch induction cooktop, Double Bosch oven, two Bosch dishwashers) Gas connection available if desired to switch stove to gas cooktop.
- Many energy efficient features:
  - o Two (one 3 ton & one 4 ton) new (2023) variable speed zoned A/C units for main house (20 Seer rating)
  - o New (2021) mini split A/C unit in Casita
  - o New (2023) 1.5 ton American Standard Heat Pump System in detached Garage/Workshop (14 Seer)
  - o Spray foam insulation throughout
  - o Tile roof (moderates indoor temperatures and is a 50+ yr roof)
  - o 2 new (2024 & 2026) tankless gas water heaters
  - o New (2024) main house insulated garage doors (R value 9)
  - o Ceiling fans in all of the bedrooms and in living area
- Large 38 kW water cooled whole house generator (2019) (water cooled generators run longer before maintenance is needed)
- Monitored whole house security system (added in 2018) with 11 outdoor cameras, three ring doorbells, and monitored smoke, heat and water leak detection. My Q app controlled driveway gate and garage doors.
- Home automation including Lutron lighting, Savant and Sonos sound inside and out (added in 2018)
- Four Samsung TVs included with house and controlled by Savant system
- Interior paint refresh in 2026
- 2 gas log fireplaces that can be converted back to wood burning
- Whole yard and bed automated irrigation system controlled by Rachio app
- Whole house water filtration system and reverse osmosis system at kitchen sink and refrigerator icemaker
- 3M Ultra 600 Safety/Security Film on main house and casita windows (2019) offers hurricane wind and security protection

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