

FEATURE SHEET

MLS# 87575842

4 bed | 3.5 full bath | 2903 sq ft.

8703 Chipping Rock Drive
Sugar Land, TX 77479

PROPERTY HIGHLIGHTS

HOME OVERVIEW

- Year Built: 1998 | Traditional Style | 2 Stories
- Large Corner Lot – 11,459 Sq Ft
- Spacious Backyard with Mature Trees
- 2-Car Detached Garage + Extended Storage
- Tankless Water Heaters
- Sprinkler System
- Water Softener

KITCHEN

- Custom Kitchen with 42" Cabinets
- Stone Backsplash & Undermount Lighting
- Deep Utensil Drawer + Drawers Built Inside Cabinets
- Hidden Microwave in Cabinet
- Thermador Oven
- Open Floor Plan – Kitchen Flows to Family Room

LIVING SPACES

- Gas Fireplace with Wood Beam Mantel
- Spacious Formal Dining Room
- Private Study with French Doors

PRIMARY SUITE – 1ST FLOOR

- Completely Updated En Suite Bath
- Freestanding Soaking Tub
- Walk-In Shower
- Double Vanities
- Custom Built-In His & Her Closets w/ Storage

UPPER LEVEL

- 3 Bedrooms + Game Room
- 2 Updated Full Bathrooms

GREATWOOD AMENITIES

- Golf Course
- 3 Swimming Pools + Splash Pad
- Parks, Playgrounds & Practice Fields
- Recreation Room
- Walking Trails
- Pickleball, Tennis & Volleyball Courts

SCHOOLS – LCISD

- Campbell Elementary
- Polly Ryon Jr. High
- Reading Jr. High
- George Ranch High School

LOCATION

- Easy Access to Hwy 59 & Hwy 99
- Close to Shopping, Dining & Medical
- Sugar Land West | Fort Bend County
- HOA: \$1165 Annually

The Enclave in Greatwood



2,903 sq ft two-story home | 4 bedrooms | 3.5 bathrooms
Sought-after Enclave at Greatwood | Corner Lot | Sugar Land, TX Zoned to top-rated LCISD schools

ADDITIONAL UPDATES SINCE 2022

- Interior Paint 2022
- Guest Bath #1 Complete Remodel 2022
- Guest Bath #2 New Tile & Toilet 2022
- Carpet 2022
- Light Fixtures 2022
- Water Softener Installed 2023
- Refrigerator 2023
- Ceiling Fans in Every Room 2024
- Dishwasher 2025
- Engineered Hardwood Flooring 2025
- Cosmetic Update to Fireplace 2025
- Roof 2026


PRIME
PROPERTIES

STEPHANIE NELSON, Broker
832.752.3509

Stephanie@PrimePropertiesTX.com
www.PrimePropertiesTX.com

