

PROPERTY FEATURES

4650 Brazos Shores Drive, Sugar Land

Featured items the seller would like to share with you:

Exterior & Security:

- Professionally landscaped exterior grounds.
- Nest cameras with integrated security camera system.
- QuickSet smart lock on the front entry for keyless, secure access.

Interior Comfort & Design:

- Upgraded designer light fixtures and enhanced lighting throughout.
- Custom closet systems for optimized storage.
- Oversized ceiling fan in the main living area.
- Custom built-in cabinetry flanking the fireplace.
- Custom built-ins at the staircase and at the garage entry into the home, creating a mudroom-style drop zone.
- Attic with climate-controlled.
- Dehumidifier integrated with the A/C system.
- Tankless water heater.
- Whole-home aqua softener / water conditioning system.
- Upgraded carpet on the staircase and throughout the second floor for added comfort, style, and sound insulation.

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Kitchen & Appliances:

- 66" Frigidaire refrigerator.
- Built-in microwave, electric oven, gas cooktop, and vent hood, all Wolf-branded appliances.
- LG washer and dryer with included pedestals.

Outdoor Living & Entertaining:

- Resort-style outdoor summer kitchen with extended covered patio.
- Built-in ice maker.
- Outdoor sink with hot water.
- Two outdoor burners (approximately 7k BTU and 10k BTU)
- Broil King 42" built-in grill.
- Outdoor refrigerator and dedicated wine fridge.
- Dedicated space for concealed trash can.
- Installed hammock hook, creating a relaxed outdoor lounge area.

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