



# LAKE POINTE

Live/Work Townhomes

SUGAR LAND, TEXAS



## ...WHERE LUXURY MEETS LIFESTYLE

Welcome to Lake Pointe, a picturesque community located in the heart of Sugar Land, Texas.

Our community is designed with comfort, security and convenience in mind. Easy access to major highways, means you are minutes away from shopping, dining and entertainment. With excellent schools nearby, Lake Pointe is the perfect place to raise a family.

The prime attraction of Lake Pointe is our beautiful lake. With over 70 acres of sparkling water, it's the perfect place to fish, kayak or simply relax and enjoy the view. Take a stroll along the walking trails that wind around the lake or enjoy a picnic in one of our scenic parks.

## WORK-LIFE HARMONY

Each home includes a spacious and thoughtfully designed office suite with an oversized window wall along with dedicated guest parking & entrance.

These unique features offer the perfect blend of comfort and functionality, making it the ultimate sanctuary for today's modern professional.

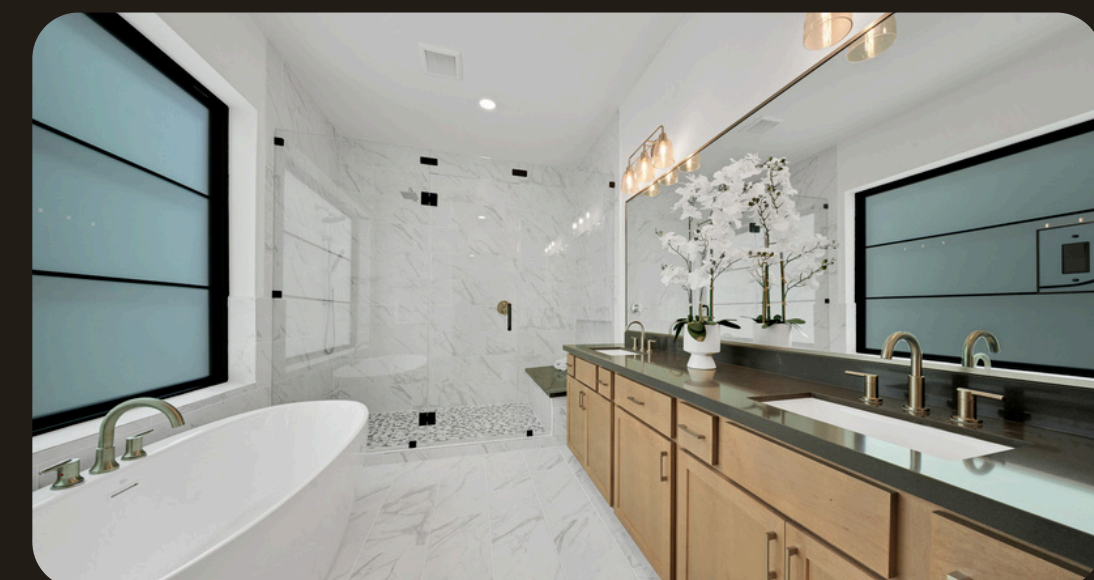


## PLAN DETAILS

- 3700 Living SF | 5200 Total SF
- 3 Stories + Rooftop Terrace.
- 3 Bedrooms
- 3 Full Baths | 2 Half Baths
- 1st Floor Office Suite w/ Separate Entrance
- Balcony on 2<sup>nd</sup> & 3<sup>rd</sup> Floor
- 2 Car Garage
- Gated Community w/ Guest Parking
- Private Entry Courtyard

## STANDARD FEATURES

- Durable Metal Roof
- Wrought Iron Entry Doors
- 4 Story Elevator Option
- Anderson® Energy Efficient Black Windows & Patio Doors
- High Performance Engineered Wood Flooring
- Modern Gas Fireplace
- Semi-Custom Kitchen & Bath Cabinetry
- Quartz Countertops
- JennAir® Luxury Appliance Package
- Kohler® Plumbing Fixtures
- Tankless Water Heater
- Apple HomeKit® Compatible
- Smart Thermostat, Locks & Lighting Options



# LAKE POINTE SITEPLAN



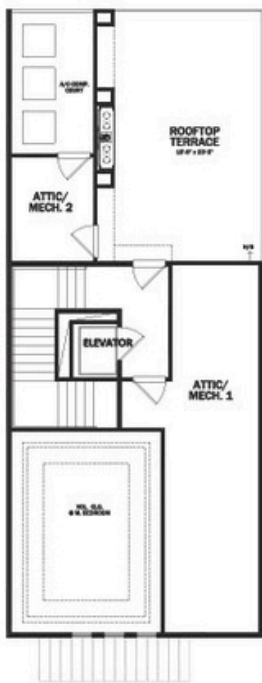
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**ATLAS**  
REAL ESTATE

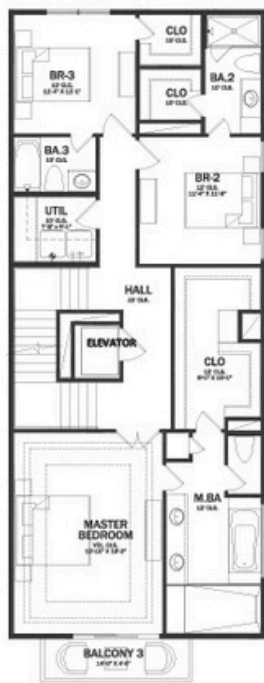
**OWAIS**  
DEVELOPMENTS

zain@atlasretx.com  
832-755-6561

# LAKE POINTE FLOORPLAN



4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR

## MASTER BATH & CLOSET DETAILS

- 3 CM quartz vanity tops with finished edges, and ceramic integrated square undermount sink
- Semi-custom vanity cabinets
- Free standing soaking bathtub
- Air conditioned, walk-in closets with recessed can lighting
- Distinctive faucets and bath accessories with brushed nickel finish
- Elongated commode
- Separate shower with built-in seat and tile surround
- Tile flooring in bathroom

## SECONDARY BATH DETAILS

- 3 CM quartz vanity tops with finished edges and ceramic integrated square undermount sink
- Semi-custom vanity cabinets
- Distinctive faucets and bath accessories with matte black finish
- Elongated commodes
- Acrylic tub with tile shower walls
- Tile flooring

## LAUNDRY ROOM DETAILS

- Convenient overhead storage shelf with clothing rod
- Interior laundry room

## CONSTRUCTION DETAILS

- 1 year workmanship, 2 year mechanical & 10 year structural warranty covered by third party company (Professional Warranty Service Company)
- Metal roof 30 year manufacturer's warranty
- Post tension foundation certified by an independent third party engineer
- 2 car garage /w sidemount opener

## COMMUNITY DETAILS

- Private gated entrance with remote and keypad access
- Guest parking

## LIVE/WORK OFFICE SUITE

- Office space private entrance zoned for commercial use
- Public parking for visitors
- Engineered wood flooring
- Oversized window wall
- Storage closet
- Access to powder bathroom



Important Note: features are subject to change without notice and may differ slightly in homes according to start date

## ENERGY SAVINGS AND COMFORT

- High Efficiency 16+ SEER HVAC system with condenser and 80% AFUE furnaces
- Energy efficient LED light package which exceeds current Energy Star® standards
- R-13 Spray foam wall insulation
- R-19 Spray foam roof deck insulation per Energy Star® specs (living areas)
- Foil-backed R-8 A/C ductwork
- Polycel® insulation around windows, doors, bottom plate and other openings
- Anderson® LoE<sup>3</sup> double-pane insulated windows & patio doors
- Tech Shield® energy efficient radiant barrier roof decking Rinnai® high-efficiency tankless water heater
- PEX® plumbing system
- Natural gas cooking

## TECHNOLOGY FEATURES

- Elevator Option
- Prewired for WIFI mesh network
- Honeywell® Thermostat
- Kwikset® Smart Locks

## EXTERIOR DETAILS

- 3-coat stucco & brick exterior
- Private rooftop deck w/ metal railing
- 2 - balconies on living room and master bedroom Standing seam metal roof
- Engineered post tension slab
- Concrete driveways and walks
- Full sod in front yard
- Landscaped front yard to developer requirement
- Aquor® exterior hose bibs
- Covered front entry and balcony w/ recessed can lighting
- Amarr® garage door, with Craftsman® garage door opener, two remote controls and exterior keypad
- Wrought iron entry doors

## INTERIOR DETAILS

- Engineered wood flooring in entire living and common areas home
- Carpet in Bedrooms
- Tile in all wet areas
- Distinctive door hardware with brushed nickel finish
- Energy Star® rated multi-speed ceiling fans in all bedrooms, living room & gameroom Interior electrical breaker service panel
- Walk in access to attic
- High ceilings: 12' first floor, 11' second floor, 10' third floor
- Textured drywall with square corners
- Designer decorative light fixture package
- Recessed can lighting
- Smoke and carbon monoxide detectors, per code
- Heatilator® gas fireplace option in living room

## KITCHEN DETAILS

- 3 CM custom quartz countertop options with finished edges in kitchen and oversized island for informal dining
- Semi-custom cabinets with 48" upper cabinets Complete Bosch® stainless steel appliance package including:
  - 36" extra-large standard-clean energy efficient gas range
  - Energy Star® rated built-in dishwasher
  - Built-in microwave in island
  - Vent hood insert vented to exterior
- Recessed can lighting
- Stainless steel under-mount workstation sink with high capacity garbage disposal unit

Important Note: features are subject to change without notice and may differ slightly in homes according to start date



# COMMUNITY INFORMATION

<p><b>HOMEOWNER ASSOCIATION DUES</b> Homeowner Fee \$2200/annually</p> <p><b>MEDICAL FACILITIES</b> SugarLandMedicalCenter (281) 634-7801 15200-15400 Southwest Fwy.</p> <p>St. Luke's Health (281) 637-7000 1317 Lake Pointe Pkwy</p> <p><b>UTILITY/SERVICE PROVIDERS</b> Gas - Centerpoint(713)659-2111 Water - City of Sugar Land (281) 275-2750 Trash - Texas Pride Disposal (281) 342-8178 Electric - www.powertochoose.com Internet - Windstream (866) 445-8084 Comcast/Direct TV (855) 757-3108</p> <p><b>PUBLIC SERVICES</b> Sugar LandPostOffice - 225 Matlage Way (800) 275-8777</p> <p>Sugar Land Fire Station #1 - 555 Matlage Way (281) 275-2900</p> <p>Sugar Land Police Station - 1200 Hwy 6 (281) 275-2500</p> <p><b>PARKS</b> Sugar Land Memorial Park 15300 University Blvd.</p> <p>Oyster Creek Park 4033 Hwy. 6</p> <p>Sugar Mill Park 13800 Hidden Lake Ln</p>	<p><b>COMMUNITY SCHOOLS - FORT BEND ISD</b> HighlandsElementarySchoolPreK - 6 (281) 634-4160 2022 Colonist Park</p> <p>Dulles Middle School 6-8 (281) 634-5750 500 Dulles Ave.</p> <p>Dulles High School 9-12 (281) 634-5600 550 Dulles Ave.</p> <p><b>COLLEGES</b> UniversityofHouston at Sugar Land 14000 University Blvd. (832) 842-2900</p> <p>North American University (832) 230- 5555 11929 W. Airport Blvd</p> <p><b>GROCERY STORES</b> HEB 530Hwy6 Whole Foods Market 15900 Southwest Fwy. Trader Joe's 13322 W. Airport Blvd.</p> <p><b>SHOPPING &amp; ENTERTAINMENT</b> Sugar Land TownSquare 15958 City Walk</p> <p>First Colony Mall 16535 Southwest Fwy.</p> <p>First Colony Commons 15375 Southwest Fwy.</p> <p><b>POINTS OF INTEREST</b> River Bend CountryClub(281) 491-2500 1214 Dulles Ave.</p> <p>South Texas Golf Course (281) 494-0094 1135 Lake Estates Dr.</p>
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Homebuyers are responsible for independently verifying the above information. This information is provided as a courtesy only. The companies, providers, schools, rates and fees listed above are outside of Owais Developments' control and are subject to change at any time.

1135 Lake Pointe Pkwy, Sugar Land, TX 77478 | \$999,990



3,700  
SQ FEET



4  
BEDROOMS



3 FULL & 2 HALF  
BATHROOMS



2 CAR  
GARAGE

## PREFERRED LENDER INCENTIVES!

- Free 2-1 Buydown starting at 4.99%
- 100% Financing with our 3.5% forgivable Down Payment Assistance
- Unlimited **FREE** Refinancing for **LIFE** for Primary Residences

	INTEREST RATE	MONTHLY P&I PAYMENT
YEAR 1	4.99%	\$4,289.64
YEAR 2	5.99%	\$4,791.21
YEAR 3-30	6.99%	\$5,317

Unlimited **FREE** Refinancing for **LIFE** for Primary Residences

*Example provided is based on a 20% down payment, a FICO score of 780, and an owner-occupied property. Rates are effective as of February 3, 2026 (APR 7.236%), and are subject to change without prior notice. Please note, this does not constitute a commitment to lend, and additional qualification criteria and conditions will apply.*



CONTACT US



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🌐 atlasretx.com



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Loan Officer  
📞 832-281-4447  
✉ urusa@championsmortgageteam.com  
🏠 NMLS#: 2778015



# MEET THE TEAM



FOR MORE INFORMATION CONTACT OR VISIT:



**BROKER:**

832-755-6561

ZAIN@ATLASRETX.COM

**SITE ADDRESS:**

11135 LAKE POINTE PKWY  
SUGAR LAND, TX 77478



Atlasretx.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by the principals.