

# Upgrades. Updates. and Amenities

9018 Carriage Point Drive

Greatwood | Sugar Land, TX

Offered at \$525,000

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## Home Attributes

- Located in the prestigious Greatwood community in Sugar Land, Texas
- 4 bedrooms
- 2 full bathrooms
- 1 half bathroom
- Approximately 2,930 sq ft
- Downstairs primary suite
- Downstairs home office/study, approximately 12x12
- Three secondary bedrooms upstairs
- Oversized upstairs game room, approximately 25x15
- Open-concept living area
- Formal dining area
- Kitchen opens to the family room
- Breakfast bar seating
- Expansive backyard ideal for entertaining
- Wood flooring throughout common areas
- Energy-efficient windows
- Oversized picture windows in the living room
- Well-maintained property
- Tenant-occupied
- Strong rental history at \$3,200/month

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KELLERWILLIAMS. REALTY

- Motivated sellers willing to work with buyers
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## Home Details, Updates & Improvements

### Recent Updates

- AC replaced in 2024
- Secondary bathroom remodeled walk-in shower
- Energy-efficient windows installed

### Kitchen Details

- Ample counter space
- Breakfast bar seating
- Kitchen opens to the family room
- Connected flow to formal dining area
- Functional layout for everyday living
- Open layout for entertaining and gatherings

### Living Area Details

- Open-concept main living area
- Large oversized picture windows
- Strong natural light
- Wood flooring throughout common areas
- Comfortable layout for hosting, relaxing, and everyday use
- Easy connection between kitchen, living, and dining spaces

### Primary Suite Details

- Primary bedroom located downstairs
- Private owner's retreat-style layout
- Spa-like bath feel
- Generous closet space
- Added privacy from upstairs secondary bedrooms
- Convenient first-floor living arrangement

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### **Upstairs Details**

- Three secondary bedrooms upstairs
- Oversized game room, approximately 25x15
- Flexible layout for guests, media, playroom, hobbies, or additional living space
- Remodeled secondary bathroom with walk-in shower

### **Backyard Details**

- Expansive backyard
- Great space for outdoor entertaining
- Room for play, pets, gardening, or future outdoor living upgrades
- Strong setup for gatherings and everyday outdoor enjoyment

### **Tenant / Investment Details**

- Property is currently tenant-occupied
- Strong rental history at \$3,200/month
- Attractive opportunity for investors seeking immediate cash flow
- Also suitable for future owner-occupants planning ahead
- Lease details can be provided prior to offer
- Full tenant rental agreement will be provided to buyers upon execution of offer
- Buyer to verify lease terms, rental amount, deposit information, occupancy timeline, and transfer requirements

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### **Community Amenities**

Greatwood is one of Sugar Land's most established and desirable master-planned communities, offering a mature neighborhood setting with strong lifestyle amenities.

### **Greatwood Amenities**

- Community pools
- Community splash pad near the Shadow Bend recreation area
- Clubhouse and recreation areas
- Fitness center
- Multiple playgrounds throughout the neighborhood

- Walking trails
- Tennis courts
- Pickleball courts
- Basketball amenity
- Greatwood Golf Club located within the community
- Pocket parks and green spaces
- Mature trees and established landscaping
- Sidewalks and neighborhood walking areas
- Family-friendly community layout
- Established Sugar Land neighborhood setting
- Convenient access to major roads, shopping, dining, and services
- Fort Bend ISD schools

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### **Area Amenities & Nearby Businesses**

Greatwood offers excellent access to everyday conveniences along Greatwood Parkway, Southwest Freeway / I-69, Riverpark, First Colony, and Sugar Land Town Square.

### **Grocery & Everyday Essentials**

- H-E-B Riverpark / Sugar Land area
- Target Sugar Land
- Costco Sugar Land area
- Walmart / Sam's Club area options

### **Coffee, Breakfast & Quick Stops**

- Starbucks
- Shipley Do-Nuts
- Chick-fil-A Riverpark area
- McDonald's and fast food corridor options

### **Dining & Restaurants**

- First Colony Mall area restaurants
- Sugar Land Town Square restaurants

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- Riverpark dining corridor
- Greatwood Golf Club clubhouse/grill area

### **Shopping & Entertainment**

- First Colony Mall
- Sugar Land Town Square
- Smart Financial Centre
- Constellation Field
- Riverpark Shopping Center

### **Medical & Healthcare Access**

- Houston Methodist Sugar Land Hospital
- Memorial Hermann-GoHealth Urgent Care – Riverpark
- Next Level Urgent Care – Sugar Land

### **Gas, Commuting & Convenience**

- Nearby gas stations along Southwest Freeway / I-69
- Nearby gas stations near Greatwood Parkway
- Easy access to Southwest Freeway / I-69
- Nearby access to Grand Parkway / TX-99
- Convenient route options toward Sugar Land, Richmond, Rosenberg, Houston, Katy, and Fulshear
- Practical commuter location for Fort Bend County and Greater Houston

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### **Buyer Summary**

- Offered at \$525,000
- Located in prestigious Greatwood
- 4 bedrooms, 2.5 bathrooms, approximately 2,930 sq ft
- Downstairs primary suite
- Downstairs home office/study
- Oversized upstairs game room
- Three secondary bedrooms upstairs

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- Remodeled secondary bathroom walk-in shower
- AC replaced in 2025
- Energy-efficient windows
- Oversized picture windows in living room
- Wood flooring throughout common areas
- Expansive backyard
- Tenant-occupied with strong rental history at \$3,200/month
- Lease details can be provided prior to offer
- Full tenant rental agreement provided to buyers upon execution of offer
- Motivated sellers willing to work with buyers
- Greatwood amenities include pools, splash pad, playgrounds, trails, tennis, pickleball, basketball, clubhouse/recreation areas, fitness center, golf, parks, and green spaces
- Nearby access to grocery, coffee, dining, shopping, gas, medical care, entertainment, and major commuter routes

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### **Short Buyer-Facing Blurb**

Offered at \$525,000, this tenant-occupied Greatwood home delivers space, updates, lifestyle, and investment potential in one of Sugar Land's most established communities. Featuring 4 bedrooms, 2.5 baths, approximately 2,930 sq ft, a downstairs primary suite, downstairs study/home office, oversized upstairs game room, remodeled secondary bathroom, 2025 AC replacement, energy-efficient windows, oversized picture windows, and wood flooring through the common areas, the home is well-positioned for both investors and future owner-occupants.

Greatwood amenities include community pools, splash pad, playgrounds, trails, tennis, pickleball, basketball, clubhouse/recreation areas, fitness center, golf, parks, and green spaces. The location also offers convenient access to grocery, coffee, dining, shopping, gas, medical care, entertainment, and major commuter routes.

Sellers are motivated and willing to work with buyers. Property is currently tenant-occupied with strong rental history at \$3,200/month. Lease details can be provided prior to offer, and the full tenant rental agreement will be provided to buyers upon execution of offer.