

For Sale

2299 Lone Star Drive #444,
Sugar Land, TX 77479

MLS#: 10757300

Property Highlights

**Prime Location: Nestled in the heart
of Sugar Land's Town Square**



**CITY PLAZA AT
TOWN SQUARE**

Welcome to City Plaza at Sugar Land Town Square! This prime residence offers luxury urban living and convenience in the heart of Sugar Land. A cozy one Bedroom with a spacious living area, upgraded plantation wood shutter's window, Bamboo Flooring, Wood Flooring, Stove replaced on 2022, well maintenance HVAC system. Zoned to exemplary Colony Meadow EL, Fort Settlement MS, and Clements HS. The community offers resort-style amenities including a sparkling pool, party/meeting room, media room, and secure access with private parking. With easy access to Highway 59, commuting to Houston and surrounding areas is a breeze. Residents enjoy a walkable neighborhood with access to First Colony Mall, and Sugar Land's finest dining. Perfectly positioned for those who want the convenience of city living paired with the comfort of a private community, this home puts everything at your fingertips. Experience the best of Sugar Land living with unmatched accessibility and amenities in a prime location.

- **Spacious One-Bedroom Layout** – Thoughtfully designed with open living and dining areas, perfect for modern living.
- **Private Balcony** – Enjoy morning coffee or evening sunsets with a relaxing view.
- **Resort-Style Amenities** – Access to community pool, fitness center, clubhouse, and beautifully landscaped courtyards.
- **Secure & Convenient Living** – Gated parking garage and controlled building access for peace of mind.
- **Low-Maintenance Lifestyle** – Perfect for professionals, first-time buyers, or investors seeking a lock-and-leave home in a vibrant area.

Interior Features

- Spacious open-concept living area
- Elegant bamboo flooring in main living spaces
- Bright windows with shutters
- Gourmet-style kitchen with sleek cabinetry
- Granite countertops with ample prep space
- Private bedroom retreat with large closet
- Spa-inspired bathroom with soaking tub/shower combo
- Neutral color palette throughout—easy to personalize
- Tall ceilings enhancing natural light and openness
- Recessed lighting for a modern feel
- Convenient in-unit washer and dryer connections

Location and Schools

- Minutes from First Colony Mall and Sugar Land Town Square
- Easy access to Highways 59 & 6 for effortless commuting
- Close to dining, entertainment, and local amenities
- Sugar Mill Elementary – Innovative programs & supportive community
- Sartartia Middle School – Strong academics & extracurriculars
- Clements High School – Consistently ranked among the best in Texas



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