

# PROPERTY HIGHLIGHTS

3007 Montford Crt. | Sugar Land, Texas 77478

## PROPERTY OVERVIEW

- Single-story traditional home
- Approximately 2,441 sq. ft. of living space
- 4 Bedrooms | 2 Full Bathrooms | 1 Half Bath
- Located on a 10,431 sq. ft. lot
- Built in 1972
- Situated in desirable Sugar Creek

## INTERIOR FEATURES & UPGRADES

- **Whole home electrical rewire with panel upgrade (2025)**
- **Whole home PEX repipe (2025)**
- **NEW HVAC (2026)** - Trane XR14 -14 SEER
- **Fresh interior paint throughout**
- **Updated flooring** - Recent Luxury Vinyl Plank flooring throughout main living & bedrooms; Porcelain tile in the owner's bathroom retreat
- **New Quartz countertops in both bathrooms** - 3CM Oyster Bay
- **All new Low-E windows throughout** (*excluding 2 windows by front door*)
- **New plumbing fixtures and light fixtures**
- **Expanded curbless walk in shower with multi-head shower system**

## KITCHEN DETAILS

- Granite countertops
- Refreshed solid wood cabinetry
- Dine-in breakfast room
- Updated fixtures and modern finishes
- Functional layout ideal for everyday living and entertaining

## BEDROOMS & BATHROOMS

- Spacious primary suite with luxurious ensuite bath
- Three additional bedrooms with ample natural light
- Two full bathrooms with updated finishes and built in storage



## EXTERIOR & ADDITIONAL HIGHLIGHTS

- **New** front entry sidewalk
- **New** back patio concrete
- **Backyard** french drain system

## LOCATION

- Quiet, established neighborhood
- Convenient access to major highways
- Close to dining, shopping, and local amenities
- Zoned to FBISD

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77 SUGAR CREEK CENTER BLVD., STE. 600, SUGAR LAND, TX

