

# Greatwood

7722 NORTHWOODS DRIVE

SUGAR LAND TX 77479

A beautifully updated 5-bedroom, 3.5-bath home designed for comfort, style, and entertaining on an oversized lot.

## Home Features

### Recent Major Updates

- New hot water heaters installed — 2023
- 22 double-pane windows installed — 2024, with transferable lifetime warranty
- New luxury vinyl flooring downstairs — 2024, with lifetime warranty
- Primary Suite updated carpet
- Fully renovated primary bathroom with new cabinetry, updated shower, soaking tub, and added linen closet — 2023
- Custom accent wall in primary bedroom — 2023
- Two walk-in closets, including one with custom built-ins

5  
Bed

3.5  
Bath

3911  
Sq Ft

10,824  
Lot

### Lighting & Smart Home

- Updated light fixtures throughout
- Ceiling fans in living room and all bedrooms
- LED recessed lighting with adjustable warmth settings
- House speakers in living room, outdoor area, and upstairs game room
- Smart MyQ garage door system
- MyQ smart driveway gate access
- Exterior cameras for playground, backyard, and front door
- Smart front and back door locks with remote access, fingerprint scan, and keypad entry

### Kitchen & Entertaining

- Fully remodeled kitchen with upgraded appliances and oversized island
- Upgraded quartz countertops — 2023
- Instant hot water tap at kitchen sink
- LED strip lighting in kitchen
- Custom wine grotto with shelving, cabinetry, lighting, and antique door

### Laundry & Water Systems

- Updated laundry room with new flooring and paint — 2024
- Water softener, whole-house purifier, and reverse osmosis filtration system with refrigerator line connection by Infinity Water Systems

### Designer Interior Features

- Updated powder room — 2023
- Painted accent walls in upstairs bedrooms — 2023
- Built-in dual desk and custom cabinetry — 2024
- New toilet in upstairs Jack-and-Jill bathroom — 2024
- Custom cabinetry and wall paneling in den
- Plantation shutters and faux wood blinds
- Built-in entertainment center and fireplace surround
- Upgraded trim, crown molding, millwork, and window trim throughout
- Updated flooring throughout home

### Outdoor Living & Pool

- Resort-style pool with water feature, PebbleTec interior, gray travertine coping, cool deck, and heater/chiller combo — 2021
- Custom pool safety gate — 2023
- Covered outdoor living area with tongue-and-groove wood ceilings, recessed LED lighting, and ceiling fans
- Outdoor kitchen with grill, side burners, sink, fridge, disposal, island, and stainless storage
- Gas fireplace in outdoor living area
- Patio wired for speakers
- Upstairs media/game room with screen and surround sound included

### Included

- Outdoor refrigerator
- Outdoor TV
- Playset
- Media/game room screen and surround sound

### Excluded

- Wine fridge
- Projector in upstairs game room
- Seller can leave the original projector that came with the house
- All mounted TVs, except outdoor TV
- Refrigerator
- Washer and dryer
- Ring doorbell and base station

### Yard, Garage & Exterior

- Enclosed play area with rubber mulch safety surface and playset included
- Sprinkler system
- Automatic driveway gate with keypad access
- Wood garage storage racks included