

# 51 Scepter Ridge

Crown Garden @ Imperial  
Sugar Land, TX

## Gallery Entry – 11 x 5

- Raised entry
- Wooden front door with six divided light inserts
- Directional art lighting & recessed lighting
- In-ceiling speaker
- Double sliding glass French doors to outdoor fireplace nook
- Gallery style entry open to stairs to 2<sup>nd</sup> floor, garage, and laundry nook with powder bath

## Outdoor Fireplace Nook

- Located at the front of the home
- Stone patio courtyard
- Gas log fireplace with raised hearth
- Brick walls creating a private outdoor setting
- Access from entry gallery and dining room
- Convenient connection to garage and patio areas

## Bedroom 2 – 16 x 8

- Location – 1<sup>st</sup> floor, at Entry
- Laminate flooring
- Ceiling fan with light fixture
- Window overlooking outdoor fireplace nook
- Neutral wall finishes
- Walk-in closet with dual hanging rods & built-ins
- Access to adjacent full bath

## Attached Full Bath

- Ceramic tile flooring
- Undermount sink with solid backsplash countertop
- Moen faucet
- Vanity lighting above sink
- Tub and shower combination
- Ceramic tile surround
- Adjustable handheld shower head

## Dining Room – 20 x 12

- Ceramic tile flooring
- Wall of quadruple French doors to outdoor fireplace nook
- Two operable door panels
- Draperies and blinds
- Six individual pendant light junctions for chandelier installation
- Open to Entry Gallery
- Pass through to Kitchen via Butler's Pantry
- Sliding barn door access to study nook

## Study Nook – 6 x 5

- Sliding barn door entry
- Flexible workspace for office, bar, or planning desk
- Located adjacent to Dining Room

## Butler's Pantry – 6 x 5

- Pass through service area between dining room and kitchen
- Additional counter space for serving and preparation
- Cabinet storage for entertaining items

## Kitchen – 20 x 13

- Extensive cabinetry and long runs of countertop workspace
- KitchenAid stainless steel refrigerator
- KitchenAid stainless steel single oven
- KitchenAid stainless steel microwave convection oven
- KitchenAid stainless steel dishwasher
- KitchenAid stainless steel 5 burner gas cooktop
- Double wide farmhouse style stainless steel undermount sink
- InSinkErator garbage disposal
- Water dispenser at sink
- Ice maker present but currently not working
- Open to Family Room and Breakfast Area

## Breakfast Room – 13 x 10

- Casual dining area adjacent to kitchen
- Windows providing backyard views and natural light
- Open connection to Kitchen and Family Room

## Family Room – 20 x 17

- Ceramic tile flooring
- Ceiling fan
- Open concept layout to Kitchen and Breakfast Room
- Large windows bringing in natural light
- Views toward outdoor patio area

## Primary Bedroom – 17 x 15

- Large windows providing backyard views and abundant natural light
- Wood style flooring
- Ceiling fan with light fixture
- Full suite layout with space for additional seating area

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### Primary Bath – 13 x 10

- Dual vanity with extensive counter space
- Framed mirrors
- Large soaking tub positioned beneath windows
- Separate glass enclosed shower
- Private water closet
- Storage cabinetry
- Additional flex space for home office, exercise, etc
- Window providing natural light

### Laundry Room – 9 x 5

- Dedicated utility room
- Upper and lower cabinetry
- Counter space for folding
- Connections for full size washer and dryer

### Landing Nook – 7 x 5

- Carpet
- Built-in wraparound desk
- Solid surface counter
- Open to 1st floor below
- Ideal study or homework station

### Bedroom 3 – 14 x 13

- Location – top of stairs, first on right
- Carpet
- Ceiling fan with light fixture
- Large window with northern exposure
- Walk-in closet with hanging rods and built-in shelf storage

### Bedroom 4 – 13 x 11

- Location – top of stairs, straight ahead
- Carpet
- Ceiling fan with light fixture
- Large window
- Walk-in closet with hanging rods and built-in shelf storage

### Game Room – 20 x 18

- Large upstairs entertainment space
- Ceiling fan with light fixture
- Recessed lighting
- Four front facing windows with eastern exposure
- Additional south facing window
- Open to Media Room via French doors

### Media Room – 20 x 13

- Dedicated theater style room
- Carpet flooring
- Gambrel ceiling
- Four built-in wall speakers
- Four wall sconces
- Double French doors to game room
- Large window with Plantation shutters
- Side yard view
- Attic access located in room

### Seller Updates (all per Seller)

- Custom drapes/shades throughout home (2020)
- Carpet (2020 & 2023)
- Flooring in bedrooms/bath (2022)
- Ceiling fans (2021, 2024)
- Dining Room lighting (2024)
- Kitchen light fixtures – above island (2024)
- Trees & associated landscaping (2022)
- Updated outdoor fireplace with wood, tile and granite slab (2024)
- Accent lighting front and back (2021)
- Courtyard outdoor decorative evening lights (2023)
- Stone perimeter landscaping (front & back) (2021)
- Interior paint (2020 and 2024)
- Additional HVAC unit for secondary 1<sup>st</sup> floor bedroom and bathroom (2023)
- Main HVAC update coils (2024) & bi-annually serviced
- 4 large label mirrors in primary bathroom/exercise dressing area
- Decorative wood in small office (2022)
- Electric patio shade (2021)
- Built-in stone/quartz/outdoor gas cooking grille and counter (2022)
- Courtyard deck removed/replaced with stone slabs / 3 large drains (2022)
- Backyard grass removed, 5 French drains/s (2022) stone slabs; golf turf added (2024)
- Generator (2021), battery replaced (2026)

<b>Bedrooms</b>	4 - 5
<b>Baths</b>	3 Full / 1 Half
<b>Square Feet</b>	4,228 SF per HCAD
<b>Lot Size</b>	8,659 SF per HCAD
<b>Year Built</b>	2016
<b>Schools</b>	Fort Bend ISD Lakeview Elementary School Sugar Land Middle School Kempner High School

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