

231 Sugarberry Circle

Hudson Bend

Interior: 3418 sq ft | Lot: 3480 sq ft | Year Built: 1991

Interior

- Grand two story entry with stained glass surround at entry door
- Sweeping staircase flooded with natural light; plantation shutters on windows
- Powder bath on first floor
- Solid oak wood flooring throughout entire home – no carpet
- Custom millwork and crown molding throughout
- Elevator opens into kitchen and gameroom
- Hard wired speakers throughout the home
- Alarm system hard wired; cameras remain
- (2) 40 gallon gas water heaters (not original)
- (2) HVAC units dating 2012 and 2020 (coils replaced more recently)

Study | Office | Flex Space (12 x 11)

- 10 ft ceiling with crown molding
- Glass paned French doors
- Currently used as a personal gym
- Solid oak wood flooring

Living Room (19 x 17)

- 10 ft ceiling with crown molding
- Ceiling fan and recessed lighting
- Hard wired speakers
- Gas fireplace with granite surround
- Open to eat in kitchen and dining room
- Solid oak wood flooring

Dining Room (16 x 15)

- 10 ft ceiling with crown molding
- Exquisite cut glass chandelier
- Wall of windows with custom drapes and direct patio access
- Custom built ins with glass door uppers
- Solid oak wood flooring

Kitchen (19 x 14)

- 10 ft ceiling with crown molding
- Ceiling fan and recessed lighting
- Built in Subzero refrigerator
- (2) Kitchenaid refrigerator drawers
- Kitchenaid single wall oven
- Under counter beverage refrigerator (remains)
- Viking 6 burner gas cooktop with Viking retractable downdraft
- Kitchenaid dishwasher
- Stainless double basin sink with chef style retractable faucet
- Granite countertops; tile backsplash
- Extra storage with custom cabinets extending up to the ceiling
- Undercabinet lighting
- Large eat in island with plenty of under counter storage
- Open to living room
- Direct access to patio
- Solid oak wood flooring

Primary Bedroom (18 x 16)

- Located on second floor
- 11 ft cove ceiling
- Ceiling fan and recessed lighting
- Hard wired speakers
- Wall of windows overlooking greenbelt
- Solid oak wood flooring

Primary Ensuite Bath (17 x 13)

- Located on second floor
- 9 ft ceiling
- Wall of windows overlooking greenbelt
- Soaking tub
- Separate large walk in shower with glass door and ceramic tile surround and bench
- Split vanity with individual sinks and granite countertops
- Separate private water closet
- Ceramic tile floors
- Large walk in closet that opens into the laundry room; laundry is equipped with sink, GE mini fridge, GE washer, Maytag dryer (all remain)

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All amenities should be verified by buyer

Martha
Turner

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Gameroom | Flex Space (16 x 11)

- Located on second floor
- 9 ft ceiling with crown molding, hardwired speakers, ceiling fan and recessed lighting
- Built in bookcase with storage cabinet
- Accesses walk up attic equipped with large floored storage area
- Solid oak wood flooring

Secondary Bedroom (13 x 12) with Dedicated Bath

- Located on second floor
- 9 ft ceiling with crown molding, ceiling fan and recessed lighting
- Juliet balcony with glass French doors
- Built in bookcase with storage cabinet
- Solid oak wood flooring in bedroom
- Granite countertops in bath
- Tub shower combo with ceramic tile surround
- Ceramic tile floor in bath

Secondary Bedroom (15 x 13) with Dedicated Bath

- Located on second floor
- 9 ft ceiling with crown molding and ceiling fan
- Juliet balcony with glass French doors
- Built in desk with bookcase
- Solid oak wood flooring in bedroom
- Granite countertops in bath
- Tub shower combo with glass enclosure and ceramic tile surround in bath
- Ceramic tile flooring in bath

Exterior

- Roof replaced 2007
- Whole house Generac Generator (2013) with Gold Warranty program providing service 3 times / yr (\$780 / yr cost)
- Private back patio that runs the width of the home; backs to a greenbelt
- Professional landscaping with mature trees
- Automatic sprinkler system
- Oversized 2 car garage

Community

- Hudson Bend is an exclusive 24 hr manned gated community nestled in Houston's prestigious Memorial area, offering an exceptional blend of luxury, privacy, and convenience. Surrounded by mature trees, paver lined streets, and beautifully maintained homes, the neighborhood provides a peaceful residential setting while remaining just minutes from the Energy Corridor, CityCentre, Memorial City, and Downtown Houston. Its prime location along the Memorial Drive corridor makes commuting effortless while placing some of Houston's premier shopping, dining, and entertainment destinations within easy reach.
- Residents of Hudson Bend enjoy a lifestyle centered around comfort and outdoor recreation. Nearby amenities include Terry Hershey Park's extensive hike and bike trails, George Bush Park, world-class golf courses, and the upscale retail and dining options at CityCentre and Memorial City Mall. Families also appreciate the area's proximity to highly regarded schools, healthcare facilities, and everyday conveniences, creating a community that supports both active lifestyles and everyday living.
- Zoned to highly sought after Spring Branch Schools with strong academic ratings: Memorial Drive Elementary School, Spring Branch Middle School and Memorial High School.

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