

2918 Deer Creek Dr.

Sugarwood, Sugar Land

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LOOK

Built

- Custom Built in 1985
- 2.0 Story, 4 Bedrooms, 3.5 baths, both formals + Study
- 3469 Square feet (plus garage and exterior covered areas)
- Owned by current family since 1996
- Never flooded into the structure

Interior Features

- Large Welcoming Foyer with 18' Ceilings, Half bath
- High Ceilings, 9' downstairs
- Vaulted ceilings in Kitchen and Primary bath
- Dramatic Kitchen Ceiling, Abundant light with multiple windows on back wall, Stainless Steel Appliances, Double ovens 2022, Downdraft Electric Cooktop at Center Island. Huge Walk-in-Pantry, Utility room access with additional Deep Basin sink Quartz countertops
- Formal Living: Fireplace, Wood flooring, 9' Ceilings just off Foyer
- Formal Dining: Wood flooring, just off Kitchen and Living
- Primary Bedroom 1st floor, 9' ceiling, Wood flooring, direct access to Kitchen and Study/Flex room
- Updated Bathrooms: Primary with separate vanities, private water closet, whirlpool tub and separate Luxury shower
- Three additional bedrooms on the 2nd floor
- Baths up include Jack and Jill at Bedrooms 2 and 3, large walk in closets.
- Bedroom 4, ensuite, wood flooring, two walk-in closets. Closet #2 with access to the garage storage area
- LOTS of Storage! Or finish off and add a living area!
- Family room up, open to Foyer, with Wet Bar

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Mechanical and Exterior _____

- 9566 sq ft **lot**
- **Roof** Shingles installed 10/2024
- **AC** Units (2) one installed 2023 (upstairs)
- **Copper supply line plumbing**
- **Copper electrical wiring (Branch circuits)**
- **Brick Exterior, minimal siding**
- **Windows:** Double-pane LO-Glass upgraded from builder grade
- Automatic **sprinkler** system all yard areas covered
- **Public Water, Sewer, Trash** provided by City of Sugar Land
- Backyard fully **fenced**, wood replaced 2024
- **HOA** maintains rear brick wall
- Mature **trees** at front
- North- South **Exposure** (most favored)
- Two-car **garage** with **Porte-Cochère**
- **Extra Storage** above garage, Access from garage or Bedroom 4's 2ndary closet
- **Extra Parking**, two-car-wide driveway
- **Breezeway** access from Kitchen to Detached garage, backyard, and Porte-Cochere
- Large Backyard, pool-ready (see survey)
- Outside the 100 Flood Zone (500 year)

HOA and other Amenities include: _____

- Tennis Courts
- Pool and gathering area
- Small Park
- Annual Garage sale
- Levee trail access (check with HOA or LID before using)
- Four Access points into the subdivision...excellent mobility