



Notable Features + Amenities

5 Bedrooms | 5.5 Bathrooms | Pool House
6,843 SF Main Residence | Approx. 3.3 Acres | Built 2023

ESTATE & ARCHITECTURE

- Custom contemporary residence with dramatic two-story entry and living areas
- Distinctive aluminum/metal roof on main residence; separate roofing on ancillary structures
- Expansive RAM dual-pane glass windows and sliding doors with black aluminum frames
- Floating staircase with glass railing and upper-level gallery
- Engineered wood flooring, designer lighting and extensive custom cabinetry

GRAND LIVING & ENTERTAINING

- Soaring ceilings and walls of glass framing the private grounds
- Open-concept living, dining and kitchen areas
- Indoor/outdoor fireplace and mounted in-wall speakers
- Temperature-controlled glass-enclosed wine room
- Spacious upper-level game room and additional gathering spaces

PRIVATE PRIMARY WING

- Private bedroom retreat with high ceilings and direct outdoor access
- Separate sitting room overlooking the estate grounds
- Spa-inspired bath with glass shower, rain and jetted shower heads
- Two individually appointed dressing rooms with custom cabinetry and vanity space

CHEF'S KITCHEN

- Premium integrated Thermador appliance collection
- Built-in refrigerator/freezer; gas range with dual ovens and insert hood
- Built-in Thermador espresso/coffee machine and microwave drawer
- Dishwasher, oversized island, custom soft-close cabinetry and deep drawers
- Cosentino quartz surfaces and designer fixtures

BUTLER'S PANTRY & PREP KITCHEN

- Secondary food-preparation area with custom cabinetry and sink
- Built-in Thermador beverage cooler and U-Line ice maker
- Additional Bosch dishwasher (two dishwashers total)
- Space for additional refrigerator and generous counter space

STUDY, BEDROOMS & SUPPORT SPACES

- Dedicated study with custom built-ins and garden views
- Generously sized secondary bedrooms and contemporary baths
- Custom bunk room with eight twin sleeping accommodations
- Spacious laundry room and fitted mudroom with built-in bench

All information per sellers. Please independently verify.

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SMART HOME & SECURITY

- App-controlled smart-home system for lighting, speakers/entertainment, TV and keyless entry
- Integrated alarm/security system and smart entry features
- Prewiring for additional interior speakers and perimeter cameras
- Contemporary lighting and ceiling fans throughout

ENERGY EFFICIENCY & SYSTEMS

- High-efficiency construction with spray-foam-insulated attic
- Energy-efficient dual-pane windows and doors
- Expansive floored attic for additional storage
- Hide-a-Hose central vacuum system
- Water softener and water purification system
- Generac standby generator; irrigation system
- New water well and septic tank reported installed in 2023

GARAGES & PROPERTY ACCESS

- Gated entrance and expansive paved driveway
- Garages with epoxy-coated flooring
- Additional detached garage near pool house
- Mature trees, expansive lawns and exceptional privacy

OUTDOOR LIVING & POOL

- Extensive covered terraces with porcelain-tiled porch surfaces
- Outdoor fireplace and generous dining/lounge areas
- Outdoor kitchen with Blaze grill, burner, quartz counters and stainless-steel storage
- Swimming pool with refreshed quartz finish
- Beautifully landscaped grounds and irrigation

DETACHED POOL HOUSE

- Separate poolside living and entertaining retreat
- Kitchen and full bathroom
- Floor-to-ceiling windows and French-door access
- New luxury vinyl plank (LVP) flooring
- Updated bathroom, fresh paint and new roof

EXCEPTIONAL ESTATE SETTING

- Approx. 3.3-acre private setting in the heart of Sugar Land
- Multiple indoor and outdoor spaces for large-scale entertaining
- Expansive grounds offering room for recreation and future possibilities, subject to applicable approvals

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