A Story to Tell

5210 Manor Drive —Where Luxury Meets the Beauty of Living

A Private Paradise in the Heat of Sugar Land!

There are homes that capture your attention, and then there are homes that capture your heart. Hidden away on approximately 3.3 magnificent acres in Pecan Manor, in the heart of Sugar Land's prestigious Riverstone area, lies an extraordinary estate where the beauty of nature, the elegance of luxury living, and the simple pleasures of being home come together in perfect harmony. A place where the world seems to slow down, where every window frames a beautiful view, and where coming home feels like escaping to your own private paradise.

Imagine waking up to the gentle morning sunlight spilling across the gardens, the peaceful beauty of expansive green lawns stretching beyond your windows, and the wonderful feeling of having nowhere else you would rather be. Here, mornings begin quietly, afternoons invite adventure, and evenings unfold beneath a canopy of stars. Surrounded by the serenity of your own estate, it is easy to forget that the vibrant conveniences of Sugar Land are only moments away.

From the moment you approach Manor Estate, there is a sense that something truly special awaits. The beautifully maintained grounds create an atmosphere of privacy and tranquility, while the impressive residence stands gracefully within its magnificent surroundings. Step inside, and a dramatic two-story foyer welcomes you with soaring ceilings, architectural elegance, and an abundance of natural light. Magnificent walls of glass draw your eyes toward the lush landscape beyond, creating the delightful sensation that the gardens and the home are one.

As sunlight moves gently through the rooms, every space takes on a different warmth. The expansive living areas feel grand enough for the most elegant celebrations, yet wonderfully inviting for quiet evenings with family. Imagine curling up with a favorite book, enjoying a conversation that lasts long after dinner, or simply sitting together as the golden afternoon light settles across the grounds. This is a home where luxury never feels distant or formal, but warm, welcoming, and meant to be lived in.

The heart of the home is where some of life's happiest moments naturally unfold. The beautiful chef's kitchen, complemented by a separate prep kitchen and butler's pantry, invites everything from leisurely Sunday breakfasts to magnificent holiday celebrations. Picture the aroma of freshly brewed coffee filling the air, breakfast being prepared while loved ones gather nearby, and laughter drifting through the adjoining rooms. On special occasions, the kitchen becomes the beginning of a celebration that flows effortlessly into the elegant dining and entertaining spaces, where family traditions are honored and new memories are made.

Throughout the residence, thoughtfully designed rooms offer endless opportunities to enjoy life at your own pace. The magnificent two-story study provides a peaceful escape for reading, reflection, or quiet productivity, while the game room invites friendly competition and the kind of laughter that makes an evening unforgettable. Imagine gathering in the private theater for a favorite movie, sharing popcorn and stories, or beginning the morning in the fitness room before the household awakens. An elevator adds convenience, allowing the home's generous spaces to be enjoyed with ease.

When the day draws to a close, the spectacular primary suite offers a world of tranquility all its own. More than a bedroom, it is a private sanctuary with a beautiful sitting room, luxurious en-suite bath, two dressing rooms, and direct access to a secluded outdoor sitting area. Imagine opening the doors in the early morning, stepping outside with a warm cup of coffee, and breathing in the freshness of the gardens as the day begins. In the evening, return to the peaceful comfort of your own retreat, where the quiet surroundings invite you to unwind and leave the demands of the day behind.

Yet perhaps the most enchanting part of Manor Estate awaits just beyond its walls. Step onto the expansive covered terraces, where the beauty of the outdoors becomes an extension of the home. The swimming pool glistens beneath the Texas sunshine, surrounded by lush grounds that seem to stretch endlessly into the distance. Here, summer afternoons are filled with the sound of laughter, the gentle splash of water, and the easy conversations of friends gathered beneath the shade. Children can enjoy the freedom of wide-open spaces, while adults relax beside the pool, sharing stories and savoring the simple pleasure of being together. As the afternoon gives way to evening, the estate takes on an entirely different kind of magic. Imagine the delicious aroma of dinner being prepared in the outdoor summer kitchen, the soft evening breeze moving through the pavilion, and family and friends gathering around the table as the sky turns shades of gold and rose. Conversations linger, laughter carries across the terraces, and the beauty of the surroundings makes everyone wish the evening could last just a little longer. Whether hosting an elegant celebration, a family reunion, or a spontaneous weekend barbecue, every gathering becomes an occasion worth remembering.

Just steps from the pool, the charming detached pool house offers another delightful retreat. With its floor-to-ceiling windows, beautiful French doors, private kitchen, and updated bathroom, this inviting space feels like a little escape within the estate itself. Recently enhanced with new flooring and a new roof, it offers a wonderful setting for guests to relax, enjoy refreshments after a swim, or simply admire the peaceful surroundings. An additional detached garage nearby adds convenience, while the versatility of the pool house opens the door to countless possibilities for recreation and entertaining.

And then there is the land itself — approximately 3.3 acres of extraordinary freedom, privacy, and possibility. Imagine wandering through your own gardens on a beautiful spring morning, watching children play across the expansive lawns, or enjoying a peaceful afternoon beneath the shade of a tree. Perhaps you have always

dreamed of a private tennis or pickleball court, a putting green, colorful gardens, or a charming guest cottage where visiting loved ones can enjoy their own private retreat. Here, the space invites you to dream, with room for future additions subject to applicable approvals.

There is something deeply comforting about having so much beauty and openness surrounding your home. No crowded backyards, no feeling of being confined to a small parcel of land, just the wonderful freedom to enjoy the outdoors as part of everyday life. Whether watching the changing seasons from a balcony, strolling through the gardens at sunset, or simply admiring the view from inside, the estate offers an ever-present connection to nature that makes even the quietest moments feel special.

Behind its timeless elegance, Manor Estate also embraces the comforts of modern living. Built in 2023, the residence combines beautiful architecture with thoughtful energy-efficient features and practical conveniences. A durable metal roof, a powerful 60-kW Generac generator, central vacuum, water purification, and underground irrigation reflect the care given to making this extraordinary home as comfortable and functional as it is beautiful. These thoughtful details allow the pleasures of estate living to be enjoyed with greater ease and peace of mind.

Perhaps what makes Manor Estate most remarkable is the rare balance it offers between peaceful seclusion and the convenience of its location. Nestled in Pecan Manor, surrounded by the beautiful luxury communities of the Riverstone area, the property feels like a private countryside retreat while remaining close to the shopping, dining, entertainment, and everyday conveniences that make Sugar Land such a desirable place to call home. Spend an afternoon enjoying the city, meet friends for dinner, or take care of daily errands, then return to the tranquility of your own estate, where the pace of life feels wonderfully different.

But the true beauty of Manor Estate is not simply found in its magnificent architecture, expansive acreage, or exceptional amenities. It is found in the life waiting to be lived here. In the excitement of family arriving for the holidays, the laughter of children playing by the pool, the warmth of a beautifully prepared dinner shared with loved ones, and the peaceful moments when the house grows quiet and the stars begin to appear above the gardens.

Years from now, it may not be the impressive foyer or the extraordinary size of the property that you remember most. It may be a summer evening when everyone gathered beneath the pavilion, a quiet Sunday morning spent enjoying coffee overlooking the grounds, or the simple happiness of watching generations of family come together in a place they all love.

In a world that moves so quickly, Manor Estate offers something increasingly precious: the freedom to slow down, the privacy to enjoy life's quiet pleasures, and the space to create a lifetime of beautiful memories. It

is a home where elegance and warmth live side by side, where every season brings a new reason to celebrate, and where the most extraordinary luxury is simply the joy of being home.

Here, life is not measured by the size of the estate, but by the beautiful moments that fill it.

Manor Estate — Where Luxury Has Room to Breathe, Love Has Room to Grow, and Every Day Feels Like Coming Home.