List of Upgrades & Special Features

222 High Meadows Dr, Sugar Land, TX 77479

- **Lovingly Maintained - many upgrades!**
- **New Roof - February 2026**
- **“Leaf Filter” Gutter Guards - 2019 with Lifetime Warranty**
- **ALL Windows Replaced with “Storm Tite Windows” - double paned with Lifetime Warranty**
- **Sun Room added (216 SF) - central HVAC**
- **Lawn Sprinklers - 5 Zones**
- **Decorative Crown Molding throughout most of the house**
- **Recessed Lighting, Decorative Ceiling Fans/Light Fixtures**
- **Granite Countertop & Decorative Stone Tile Backsplash**
- **Decorative Cabinet Front Panels**
- **Pot Hanger ovr Mobile Island/Workspace with Storage**
- **Five Burner Gas Cooktop**
- **Breakfast Bar provides additional seating**
- **Owner’s Suite with long window seat/ledge - large window overlooks backyard**
- **Jetted Bathtub and Separate Shower**
- **Large Walk-In Closet**

- **Prime Location!**
  - **In the Heart of High Meadows - New Territory**
  - **Easy Access to Hwy 90, Hwy 59/69, Grand Parkway 99 & Hwy 6**
  - **Close to shopping, restaurants & hospitals**
- **Low Tax Rate 2.16%**
- **Zoned to Fort Bend ISD**
- **Brazos Bend Elementary School**
- **Sartartia Middle School**
- **Austin High School**



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