2707 Cheryl Court

Interior Features

- Bedrooms: 3 bedrooms
- Study: Dedicated home office/study
- Formal Dining Room: Separate formal dining room
- Formal Living Room: Separate formal living area
- Family Room: Family room with fireplace
- Primary Suite: Spacious primary bedroom with sitting area
- Primary Bathroom: Updated spa-like bathroom
- Primary Closets: Two closets

Kitchen Features

- Skylight providing natural light
- Under-cabinet lights
- Bosch oven, Bosch microwave
- Bosch range hood exhaust
- Refrigerator included with the sale

Location & Lot Features

- Located on a quiet cul-de-sac
- No rear neighbors
- Neighbors on only one side, with mature trees providing a natural buffer on the other side
- Private, tree-lined backyard with mature landscaping
- Backyard gazebo
- Wrought-iron fence with private gate providing direct access to the Oyster Creek Trail
- Oyster Creek Trail: 4.6-mile trail connecting to Sugar Land's trail network
- Convenient access to walking, jogging, biking, and nature trails directly from the backyard

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Outdoor Features

- In-ground plunge pool/spa (3.5 ft depth)
- Pool fence (stored in garage)
- Backyard gazebo
- Mature trees and landscaping
- Wrought-iron fencing
- Private gate to Oyster Creek Trail

Updates & Improvements

- Roof: Replaced in 2016
- Radiant Barrier: Roof radiant barrier installed
- Windows: Double-pane windows installed in formal living/dining, study, breakfast, and family room

HVAC & Water Systems

- A/C System, Furnace #1: Replaced August 2024
- A/C System, Furnace #2: Replaced May 2022
- Water Heater: Tankless water heater
- Whole-House Water Treatment: Water filtration and conditioning system
- Drinking Water: AquaFlo reverse osmosis drinking water system with dedicated faucet