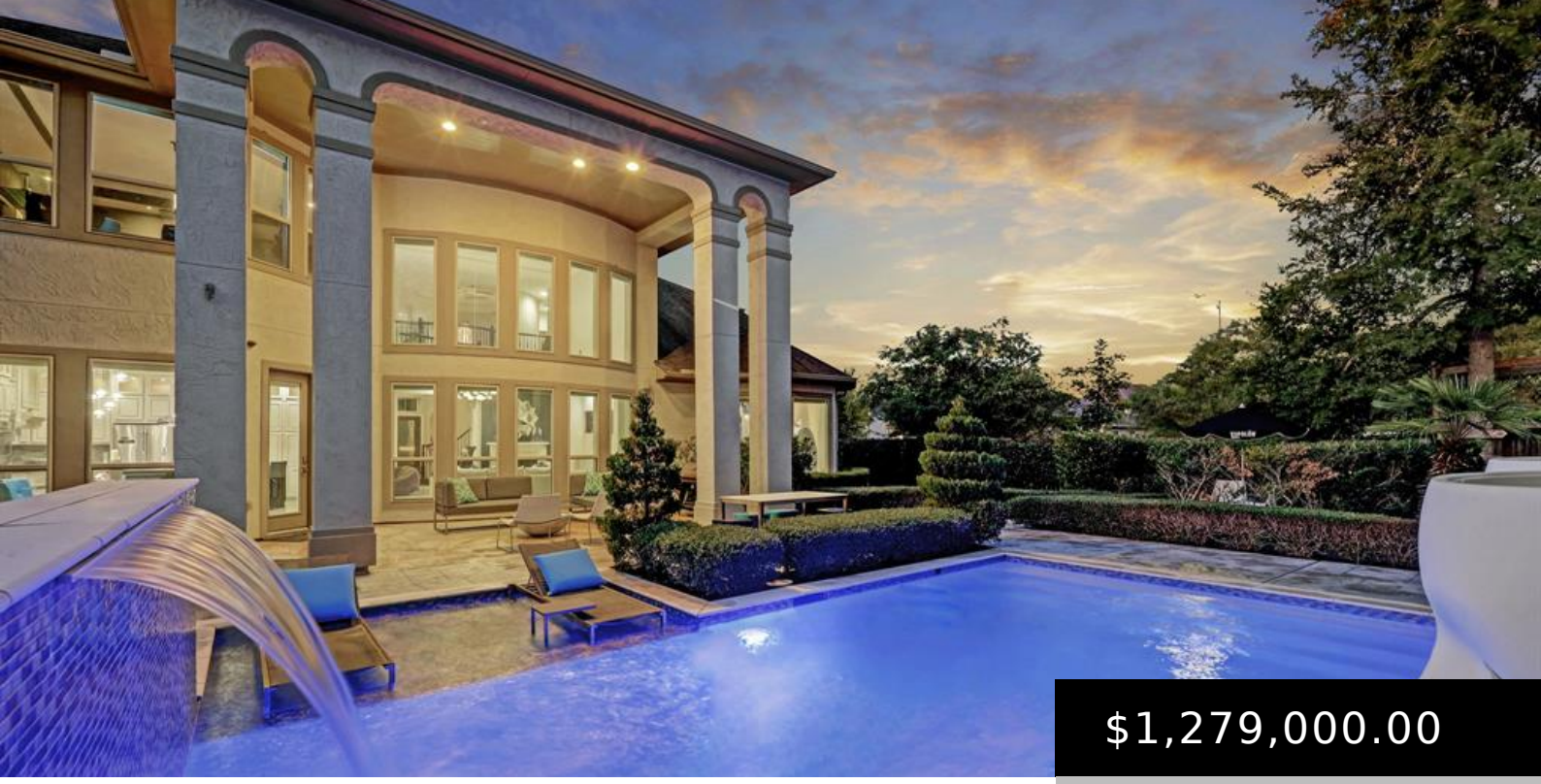


$1,279,000.00

## 5903 ABERCOMBIE LN, SUGAR LAND, TX 77479, USA

https://bunkerhillhomes.com

Fall in love with this Taylor Morrison Milano that offers exquisite finishes & a backyard oasis, positioned on a 13,381 sqft corner lot with NO back neighbors in the gated Avalon at Riverstone 80s. The epitome of luxury living, this North facing Mediterranean abode delivers both form and function. As you enter through double doors, you […]

## Rooms & Units Description

**Property title:** 5903 Abercombie Sugar Land Texas 77479

**Room Count:** 11

**Room Description:** Breakfast Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Sun Room,Utility Room in House

**Beds Max:** 5

**Bed Room Description:** Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Shower Only,Secondary Bath(s): Double Sinks,Secondary Bath(s): Shower Only

**Open House Public Upcoming:** Public: Sat Sep 2, 1:00PM-3:00PM

**Open House Public Count:** 2

**Master Planned Community:** Riverstone

**Photo Count:** 41

**HOA Mandatory:** 1

**Original List Price:** 1279000.00

**Key Map:** 608U

## Property Details

**Parcel Number:** 1286-51-001-0030-907

**Lot Desciption:** Corner,Greenbelt,Subdivision Lot,Wooded

**Style:** Contemporary/Modern,Mediterranean,Other Style,Traditional

**List Type:** Exclusive Right to Sell/Lease

**Builder Name:** Taylor Morrison

**Price Sq Ft List:** 273.41

**Acres:** 0.3072

**Acres Desciption:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Patio/Deck,Private Driveway,Sprinkler System,Subdivision Tennis Court

**Interior:** 2 Staircases,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Double-Wide Driveway,EV Charging Station

**Garage Desc:** Attached Garage,Tandem

**No Of Garage Cap:** 3

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Pool Private:** 1, In Ground

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,North/South Exposure

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Reverse Osmosis,Walk-in Pantry

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Siding:** Stucco

## Fees & Taxes

**Tax Rate:** 2.2458

**Tax Amount:** 16819

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

**Other Mandatory Fee:** Transfer Fee/Cap Fee

**Fee Other:** 1

**Fee Other Amount:** 1458

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 29

**County Or Parish:** Fort Bend

**School District:** 19 - Fort Bend

**Directions:** US 59S and Exit University Blvd South. Go on University about 3.8 miles make a right on W Avalon, Left on Summerhill Landing Ln. Right on Abercrombie Ln, Home is the last one on the right.

**School Elementary:** SULLIVAN ELEMENTARY SCHOOL (FORT BEND)

**School Middle:** FORT SETTLEMENT MIDDLE SCHOOL

**School High:** ELKINS HIGH SCHOOL

**Subdivision:** Avalon At Riverstone Sec 10-B

**Geo Market Area:** Sugar Land South

**State:** Texas

**Zip:** 77479

**City:** Sugar Land

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exclusions:** See Agent Notes

**Exemptions:** Homestead,,,,,,,,,,

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** AVALON AT RIVERSTONE SEC 10-B, BLOCK 1, LOT 3

**Legal Subdivision:** AVALON AT RIVERSTONE

**Access:** Automatic Gate

## Courtesy of

**List Office Name:** Intero Real Estate Services