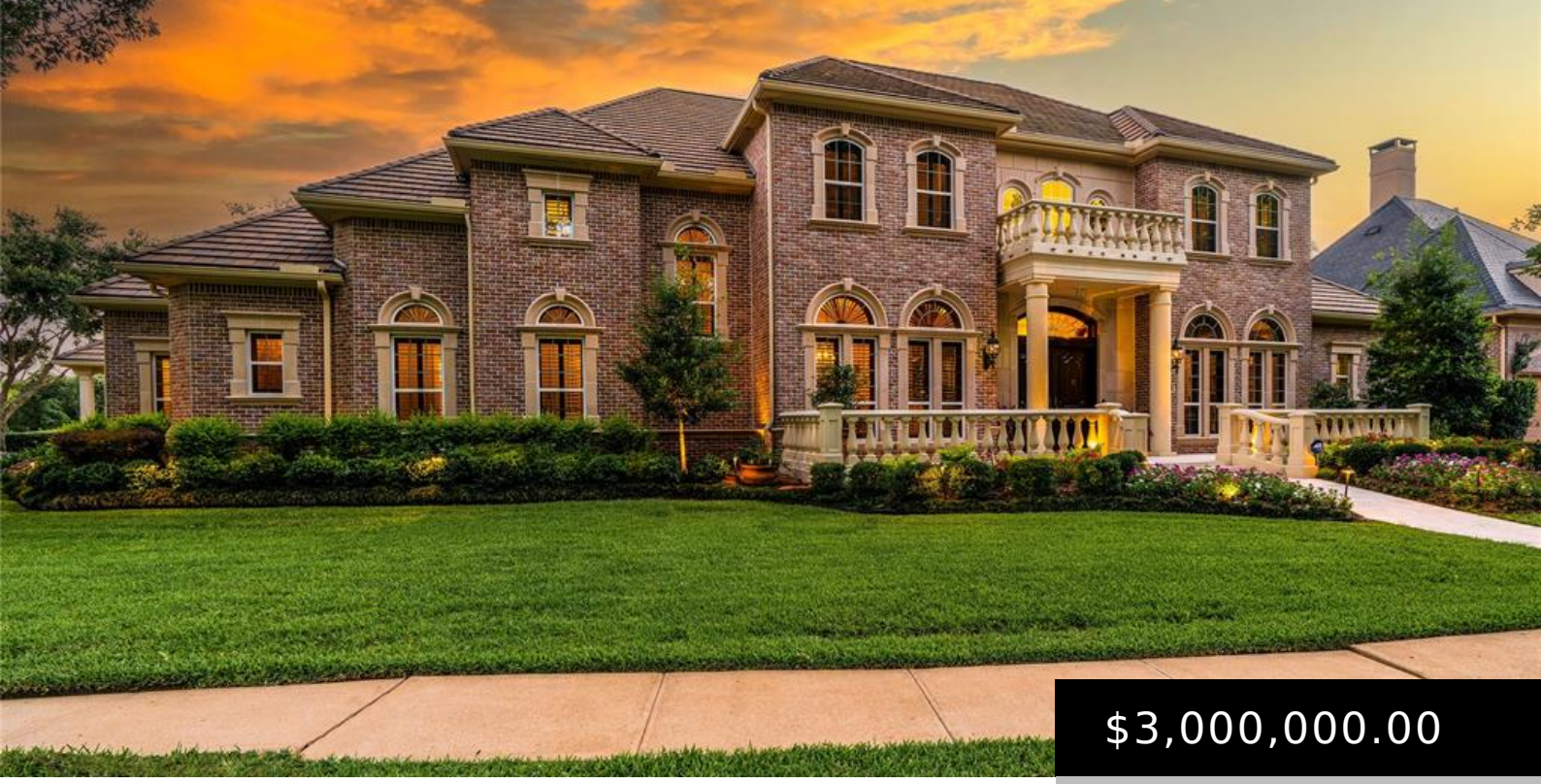


$3,000,000.00

6 GRAND MANOR CT, SUGAR LAND, TX 77479, USA

https://bunkerhillhomes.com

Exquisite Custom Fuqua home perfectly situated on corner of a quiet elite enclave in Sweetwater w/scenic views overlooking Sweetwater Cypress Course Hole #2. Grand 2 story foyer w/custom chandelier (Hydraulic lift for lowering) & brass staircase along w/Venetian Plastered walls throughout. Natural light fills this beautiful home. 2 Primary bedrooms down, En-Suite bedrooms up. 1 [...]

Rooms & Units Description

Property title: 6 Grand Manor Sugar Land Texas 77479

Room Count: 14

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Living Area - 2nd Floor,Utility Room in House

Bed Room Description: 2 Primary Bedrooms,Primary Bed - 1st Floor

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Two Primary Baths

Photo Count: 50

HOA Mandatory: 1

Original List Price: 3000000.00

Key Map: 608M

Vac Rental: Not Allowed

Property Details

Parcel Number: 7800-09-001-0060-907

Lot Desciption: Corner,Cul-De-Sac,On Golf Course

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 430.35

Acres: 0.4739

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

Dwelling Type: Free Standing

Stories: 2

Floors: Marble Floors,Stone,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Covered Patio/Deck,Outdoor Kitchen,Sprinkler System

Interior: 2 Staircases,Alarm System - Owned,Central Vacuum,Drapes/Curtains/Window Cover,Elevator,High Ceiling,Refrigerator Included

Roof: Tile

Foundation: Slab

Garage Carport: Porte-Cochere

Garage Desc: Attached Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Pool Private: 1, Heated,In Ground

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Insulated/Low-E windows,Insulation - Other,Radiant Attic Barrier

Oven Type: Convection Oven,Double Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: GRANITE

Microwave: 1

Golf Course: Sweetwater Country Club

Siding: Brick,Stone,Wood

Fees & Taxes

Tax Rate: 2.0723

Tax Amount: 59795

Tax Year: 2022

Other Mandatory Fee: Transfer

Fee Other: 1

Fee Other Amount: 350

Basics

Baths Full: 4

Baths Half: 3

Year Built Src: Appraisal District

Location Details

Area: 29

County Or Parish: Fort Bend

School District: 19 - Fort Bend

Directions: 59S, EXIT SWEETWATER AND TURN LEFT, RIGHT ON PALM ROYALE, PASS THE COUNTRY CLUB WHICH WILL BE ON YOUR LEFT AND TAKE RIGHT ON GRAND MANOR CT.

School Elementary: SETTLERS WAY ELEMENTARY SCHOOL

School Middle: FIRST COLONY MIDDLE SCHOOL

School High: CLEMENTS HIGH SCHOOL

Subdivision: Sweetwater Sec 9

Geo Market Area: Sugar Land South

State: Texas

Zip: 77479

City: Sugar Land

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional

Legal: SWEETWATER SEC 9, BLOCK 1, LOT 6

DOM: 21

Courtesy of

List Office Name: RE/MAX Fine Properties