CITY HOMES CHOICE

BUY NOW SAVE BIG

CITY HOMES CHOICE

SUGAR LAND POINT

from the high $200s

Laurence Jugueta | (713) 575-8000
LJ@citychoicegroup.com

CHOICE IS THE ULTIMATE LUXURY

EQUAL HOUSING OPPORTUNITY

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SITE PLAN

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COMMUNITY INFORMATION

Alief Independent School District

Hicks Elementary School
8520 Hemlock Hill Dr.Houston, TX 77083(
(281) 983-8040

Albright Middle School
6315 Winkleman Rd.Houston, TX 77083
(281) 983-8411

Kerr High School
8150 Howell Sugarland Rd.Houston, TX 77083
(281) 983-8484

HOA Information

TBD

Points of Interest

- Conveniently located near Hong Kong City Mall, H-E-B, Reginald Moore Community Park, Magnolia Park, Kroger.

- Minutes from popular local dining along Bellaire Blvd. and Highway 6, including Vietnamese, Tex-Mex, Indian and international restaurants including Hoang Gia Quan, Los Perez, and Vishal.

Tax Information

Total Tax Rate: 2.39% (2025)

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8-26. Subject to change without notice. Tax rates are estimates only, subject to change, and may vary based on assessed value and exemptions. Please verify with local taxing authorities.. See a Sales Consultant for details.

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FEATURES & SPECIFICATIONS

FIRST FLOOR (KITCHEN, DINING, LIVING ROOM):
- LVP Flooring throughout First Floor
- Carpet on Stairs
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink

SECOND FLOOR (BEDROOMS):
- Designer Plush Carpet with Padding

Master Bathroom:
- Tile, Bath & Shower Tile
- Freestanding Soaking Tub in All Units
- Glass Enclosed Shower
- Modern Chrome Plumbing Fixtures
- Undermount Dual Sink
- Quartz Countertops
- Shaker Cabinets

Secondary Bathroom:
- Tile Flooring in Shower
- Quartz Countertops
- Undermount Sink
- Modern Chrome Plumbing Fixtures
- Shaker-Style Cabinets
- Tub/Shower Combo

MECHANICAL SPECIFICATIONS :

Foundation:
- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

Frame and Cornice:
- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per Floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Windstorm per Plans and Codes

Windows:
- Vinyl/Aluminum Frame, Insulated (Double Pane), Clear Glass with Low-E

Ceiling Heights:
- Varies by Floor Plan

Roofing:
- 25 Year Roof Shingle

Air Conditioning and Heating:
- 3 Ton A/C on Smaller Plans (<1600 sf)
- 3.5 Ton A/C on Larger Plans (>1700 sf)
- High-efficiency Condensing Unit
- High-efficiency Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

Electrical:
- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as per Floor Plans
- Recessed Can Lighting

Plumbing:
- CPVC Vents and Drain Pipes
- Insulated Exposed Water Lines
- (1) Water Heater
- Modern Chrome Plumbing Fixtures

Insulation:

Area:	*Material:*	*R-Value:*
Exterior Walls	Batt	R-13
Ceilings	Batt	R-38
Attic	Blown	R-8

Appliances:
- Dishwasher: Samsung
- Cooktop: Samsung
- Microwave: Samsung

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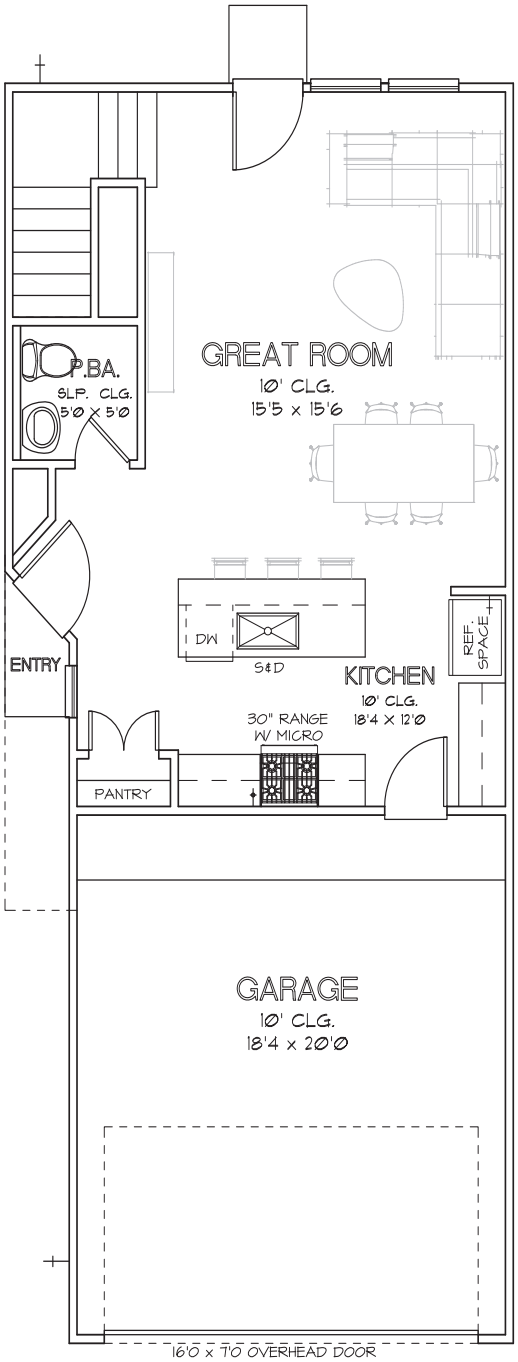
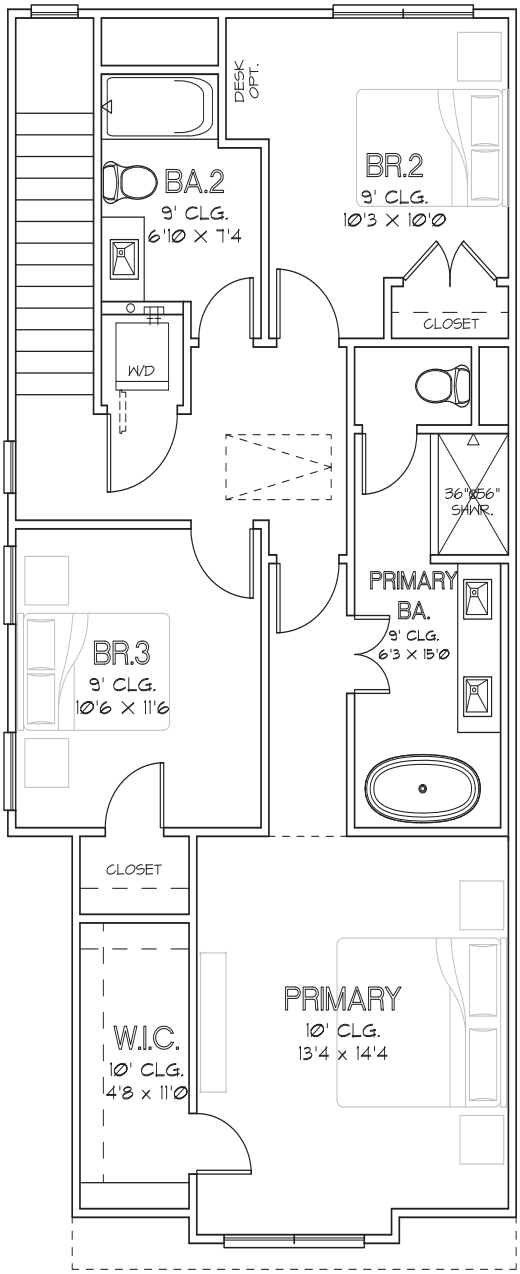
SUGAR LAND POINT
PLAN 1504
1,504 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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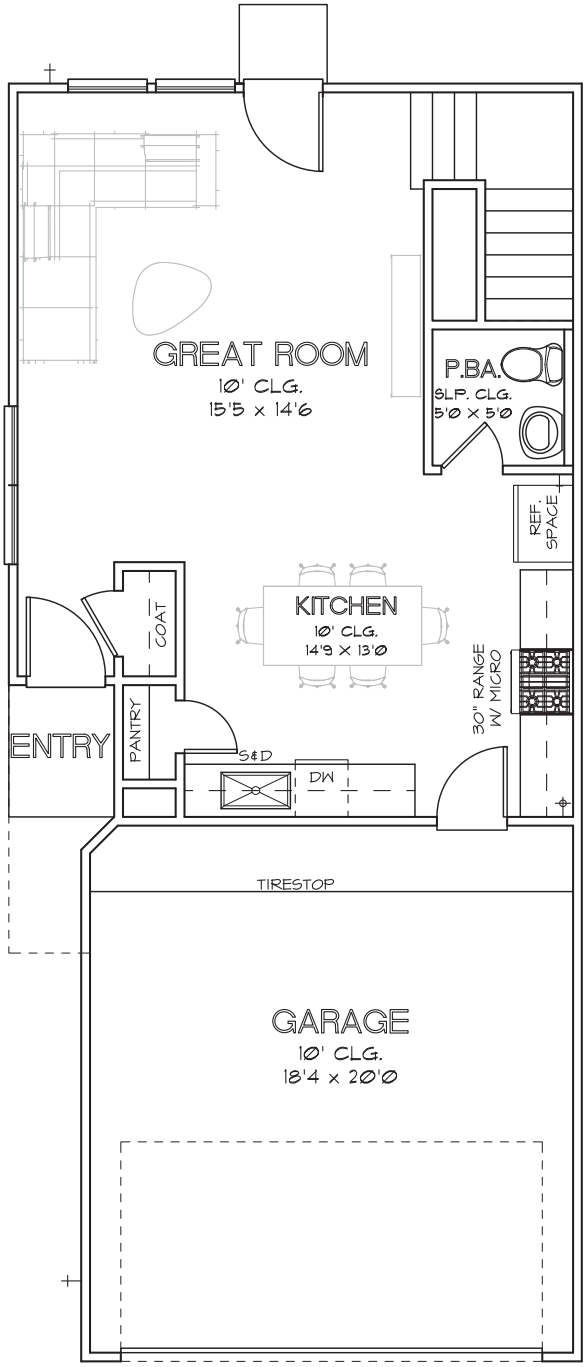
CITY HOMES CHOICE

SUGAR LAND POINT
PLAN 1542 A
1,542 SQ.FT.



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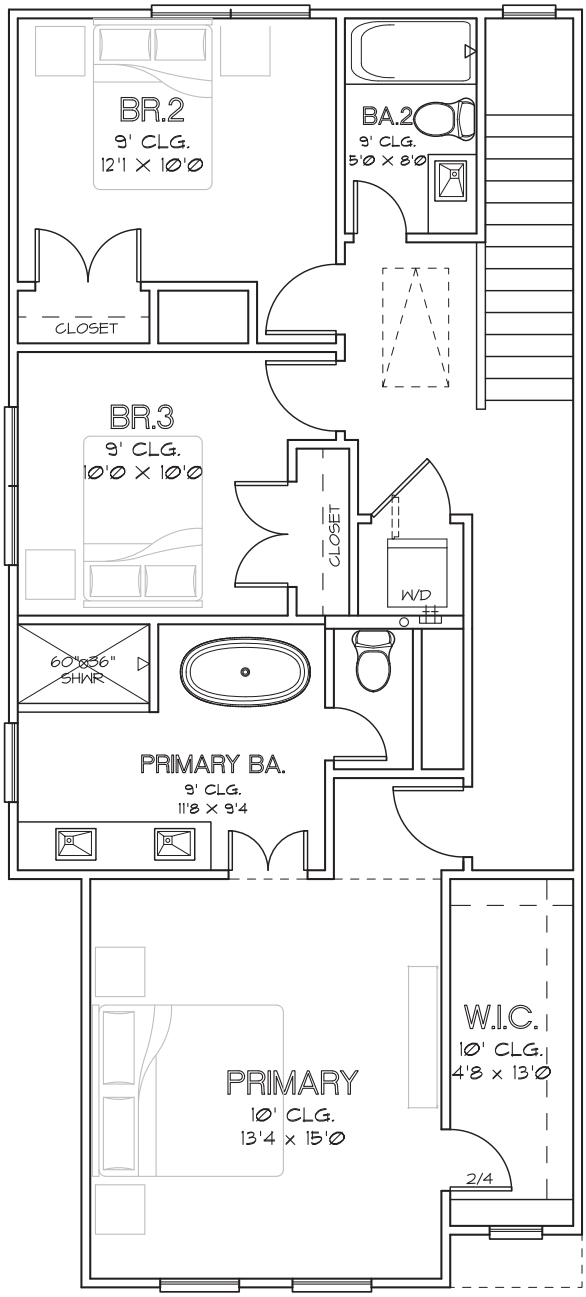

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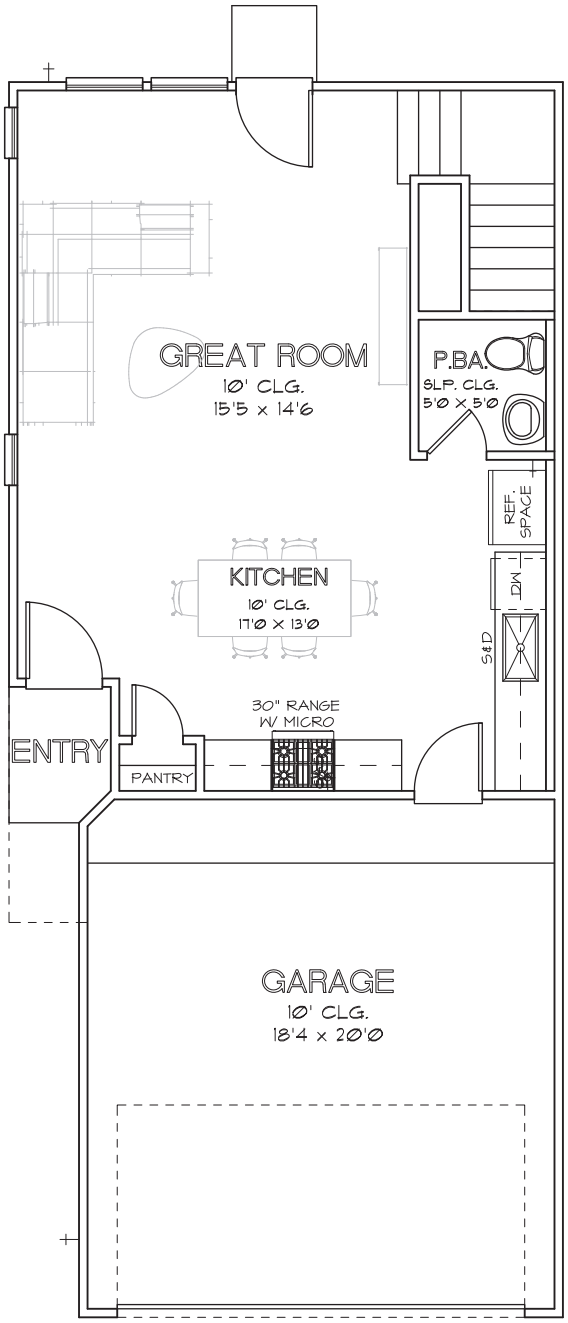
SUGAR LAND POINT
PLAN 1542 B
1,542 SQ.FT.



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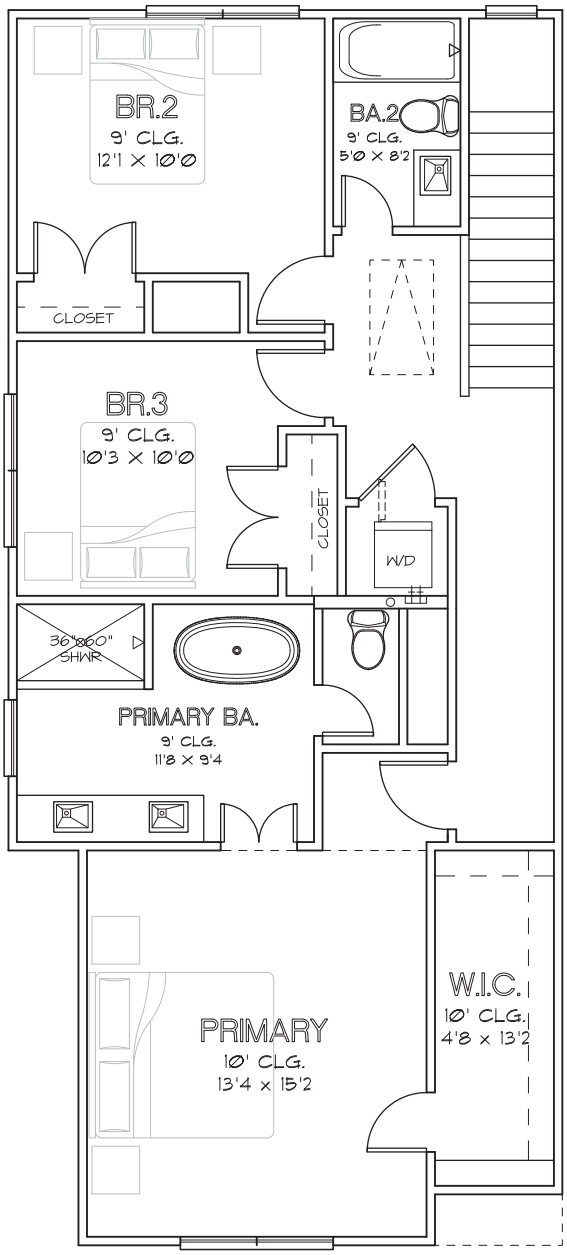

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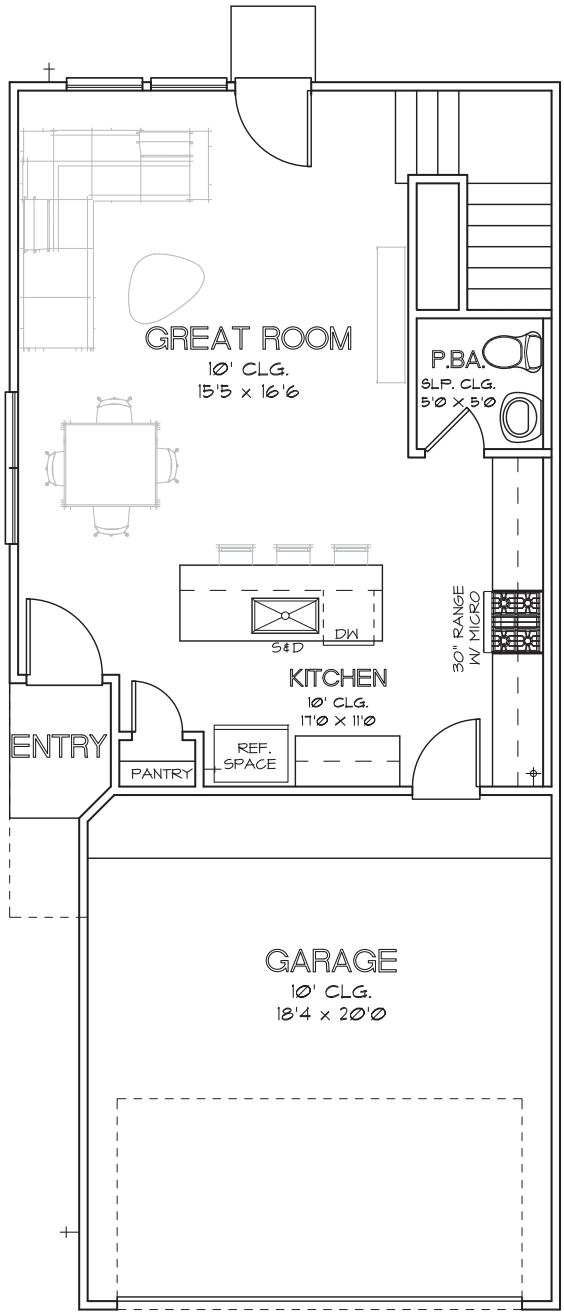
SUGAR LAND POINT
PLAN 1542 C
1,542 SQ.FT.



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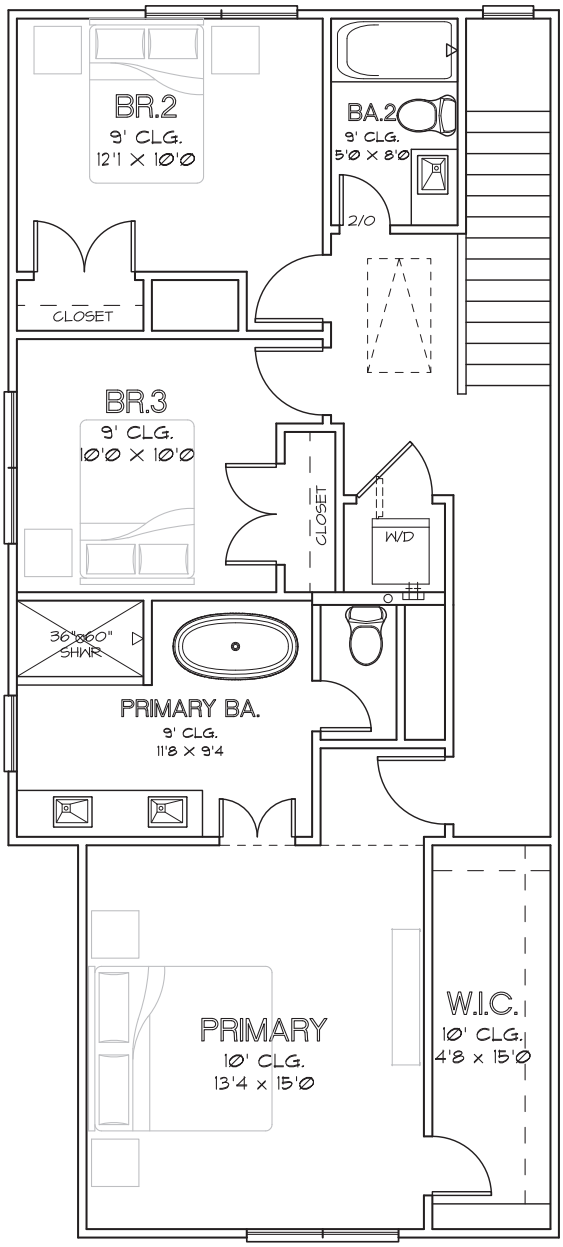

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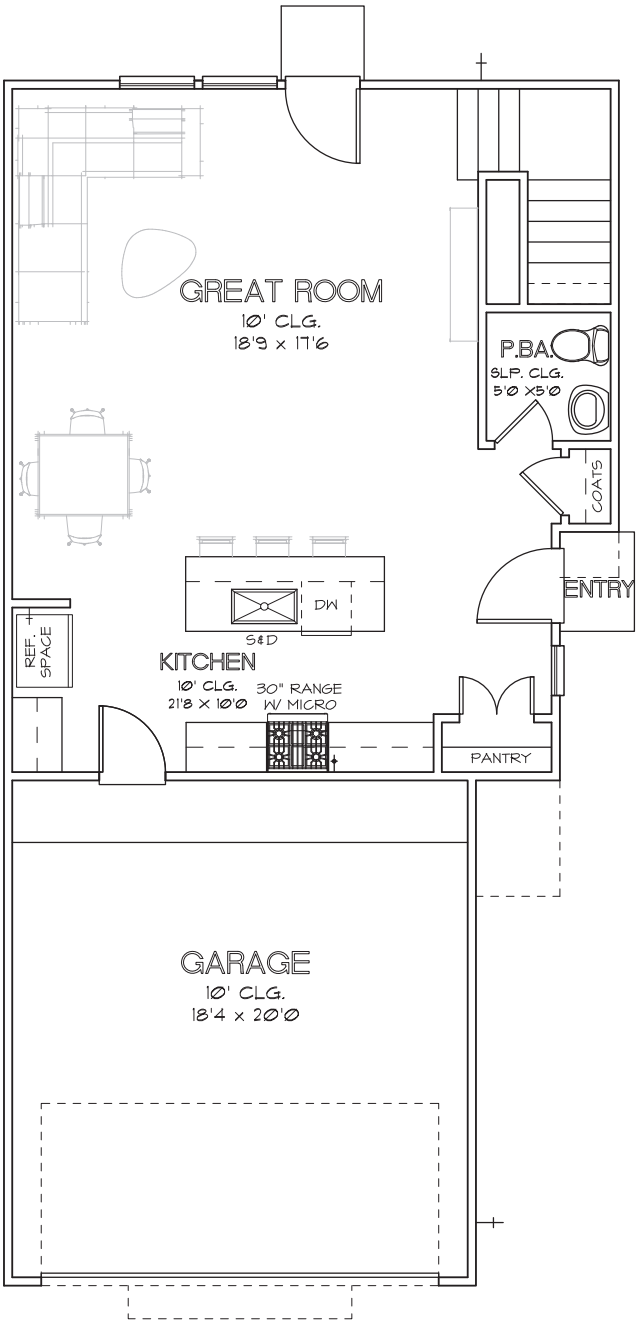
SUGAR LAND POINT
PLAN 1700
1,700 SQ.FT.



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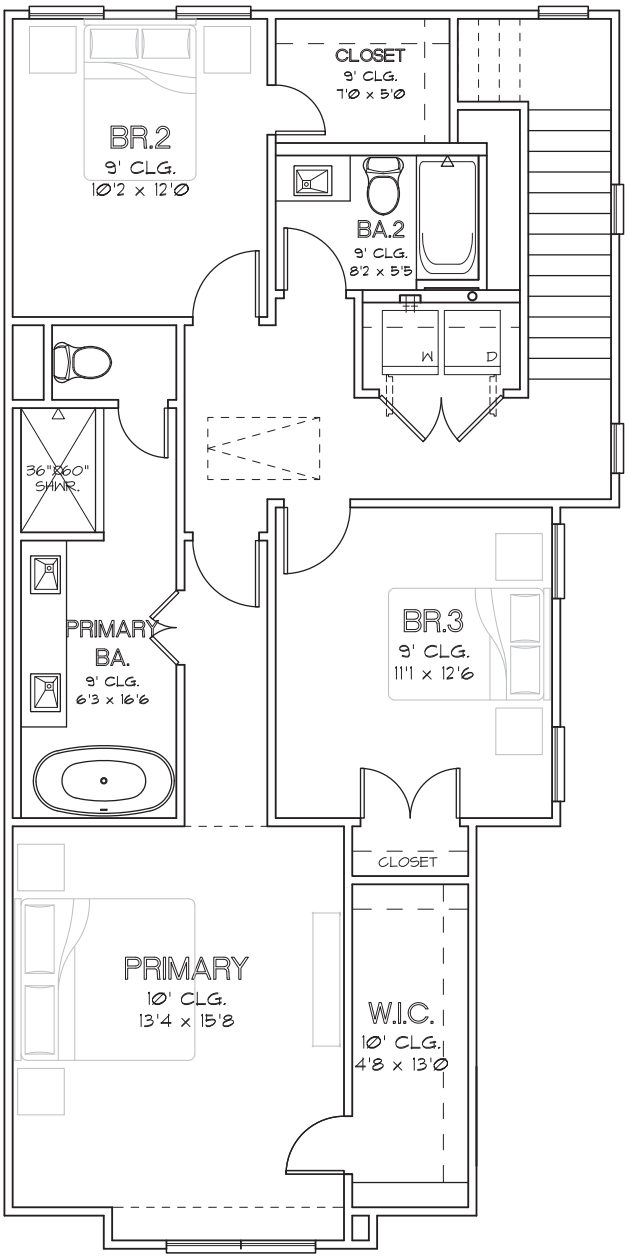

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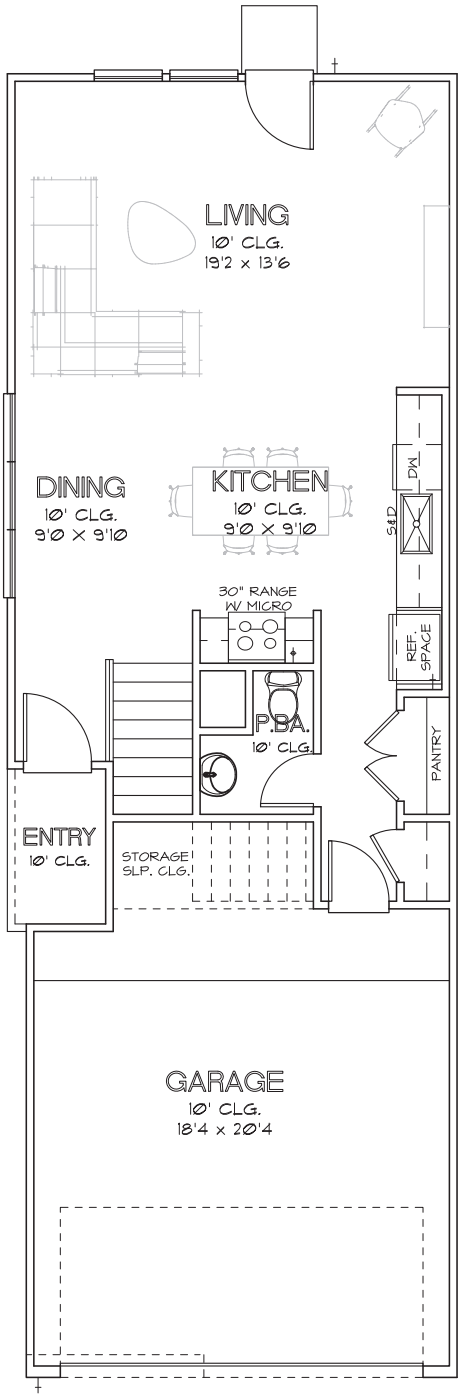
SUGAR LAND POINT
PLAN 1702 A/B
1,702 SQ.FT.



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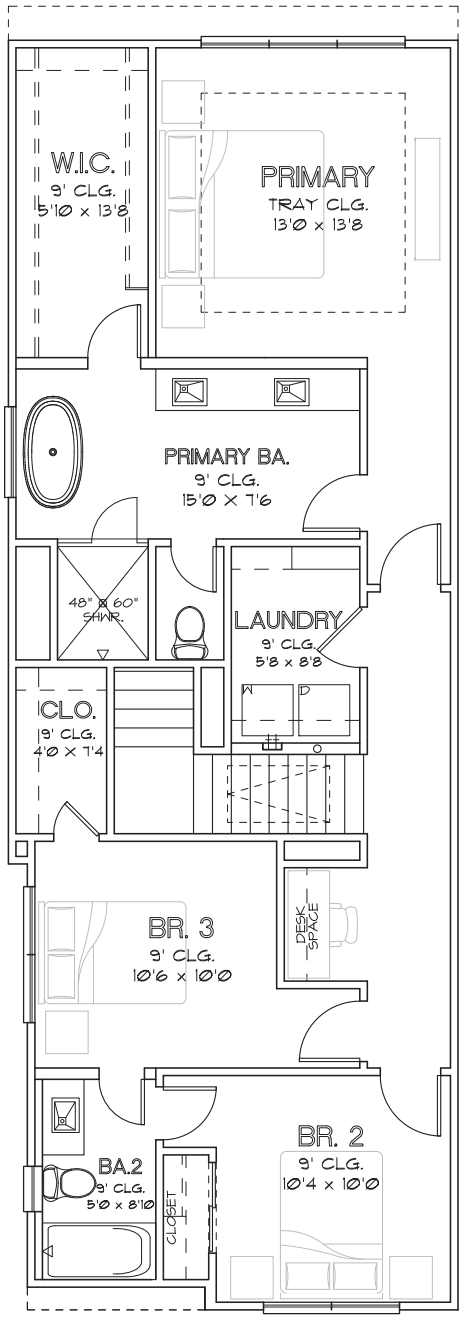

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EQUAL HOUSING OPPORTUNITY

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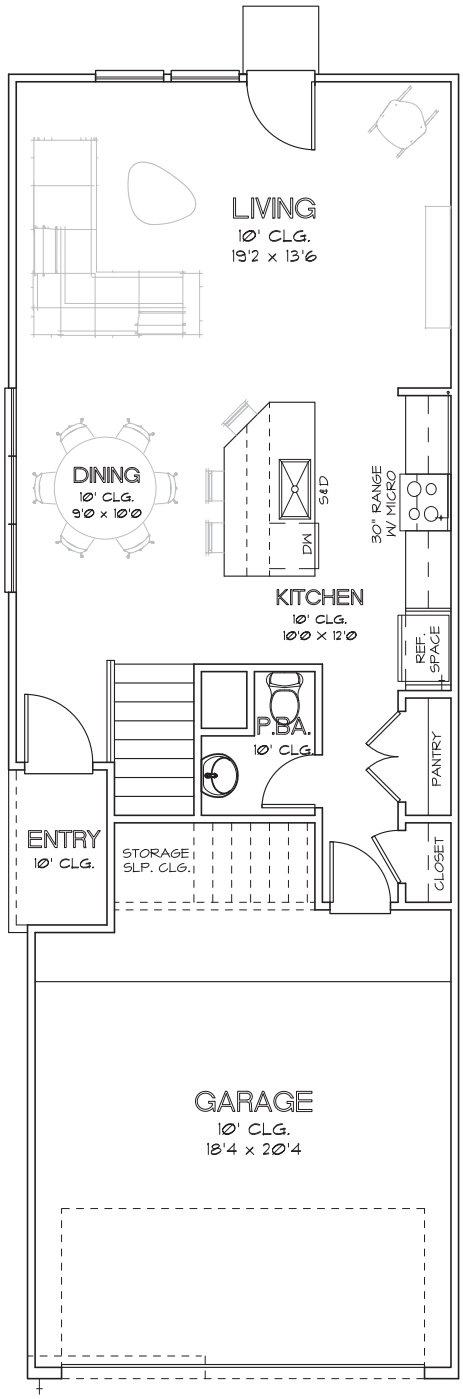
SUGAR LAND POINT
PLAN 1702 C
1,702 SQ.FT.



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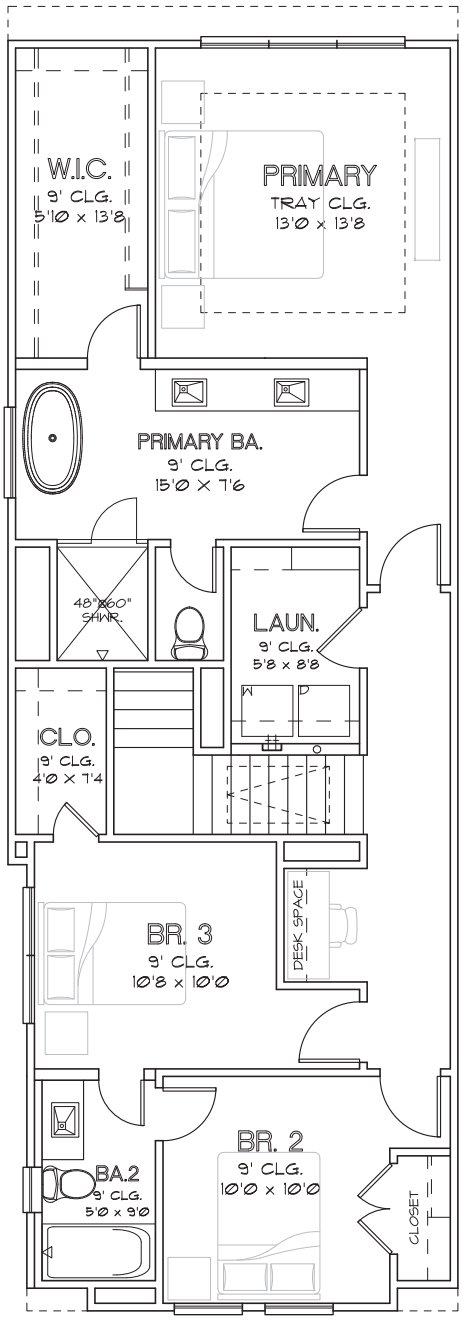

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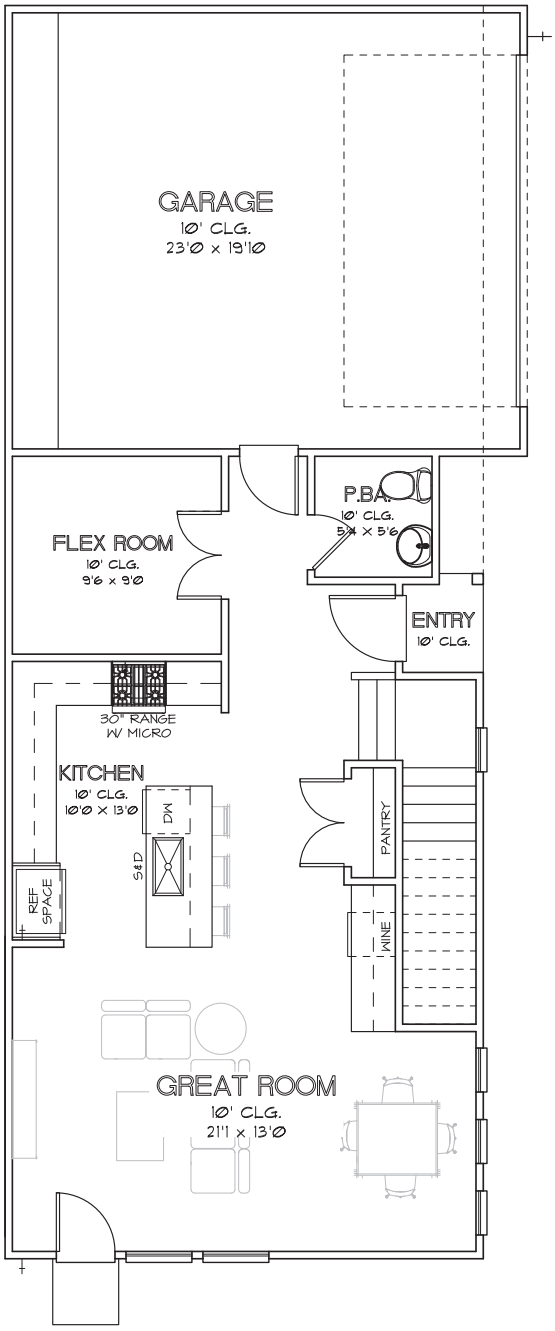
SUGAR LAND POINT
PLAN 1956
1,956 SQ.FT.



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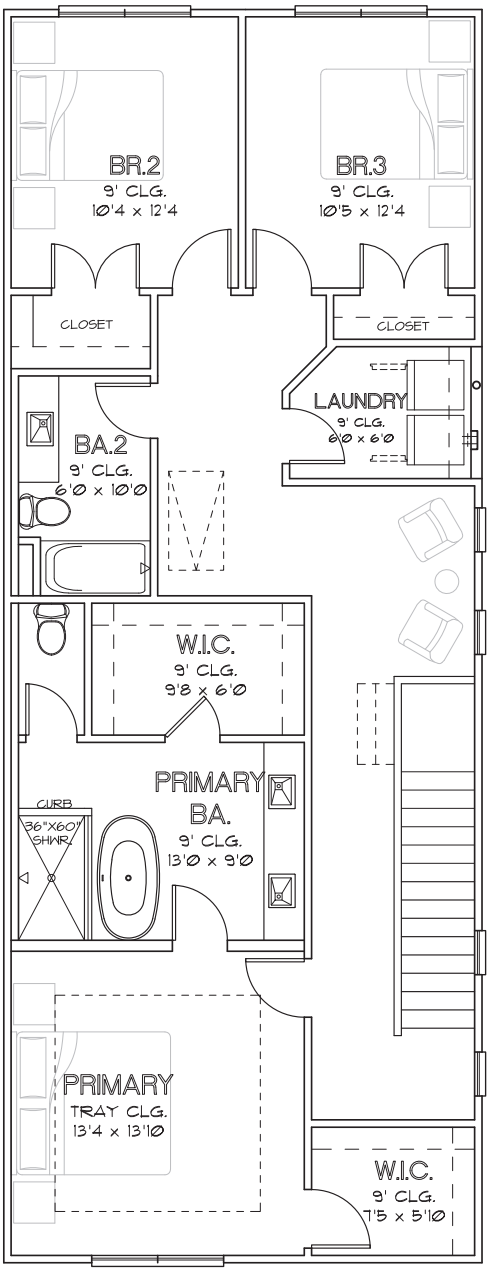

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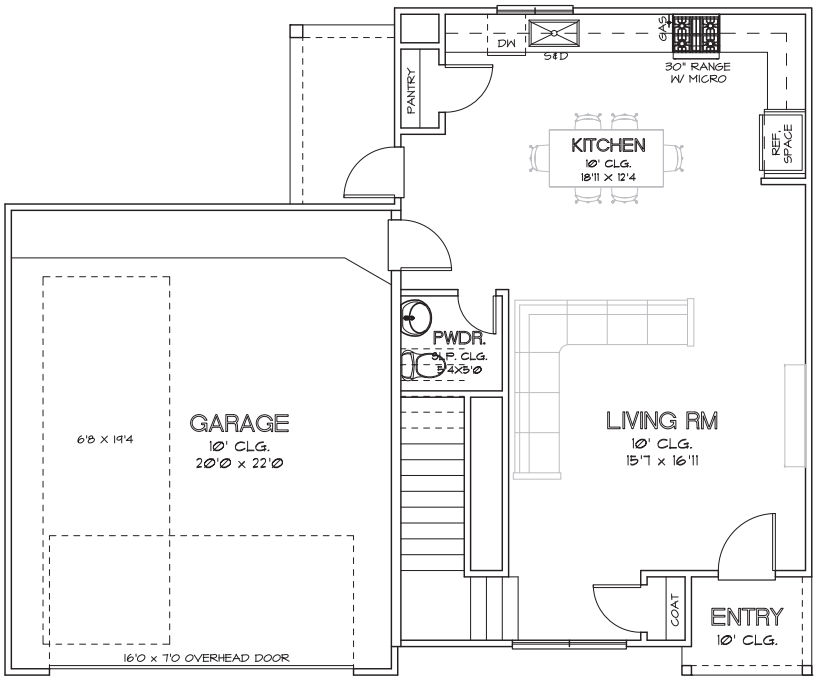
SUGAR LAND POINT
PLAN 1963
1,963 SQ.FT.



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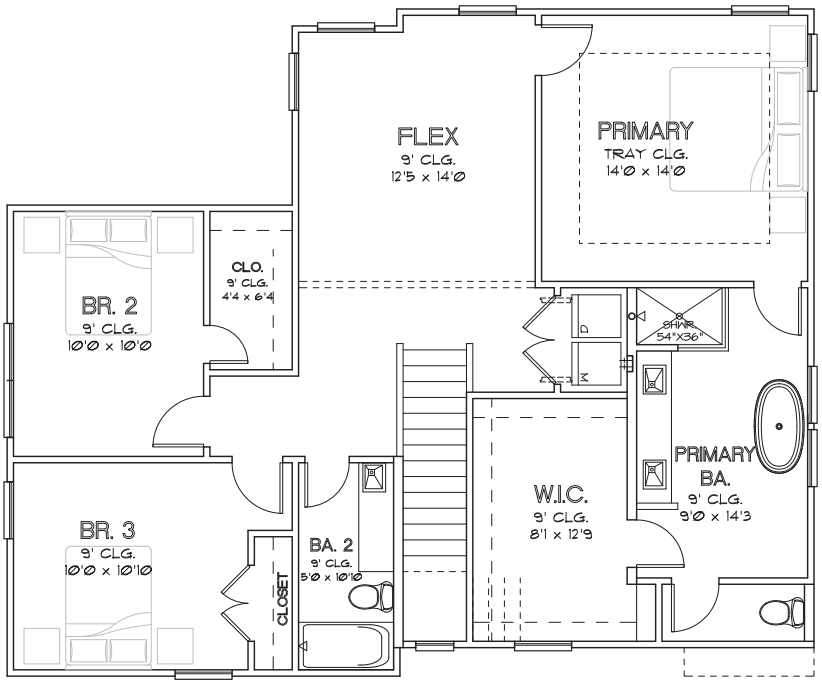

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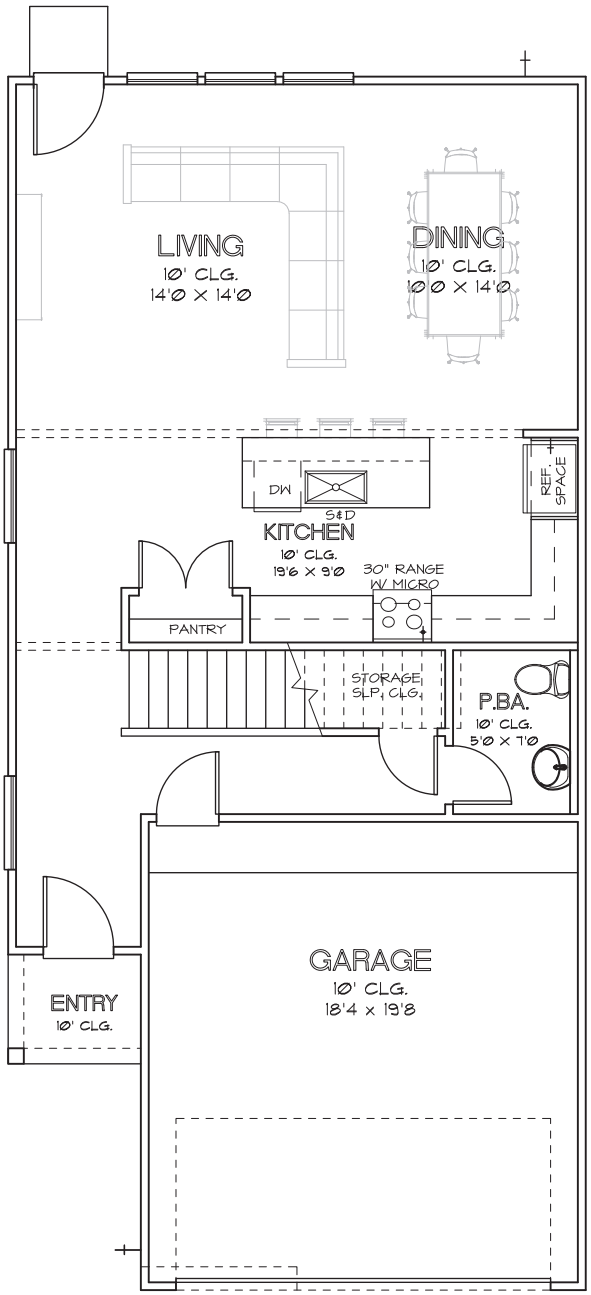
SUGAR LAND POINT
PLAN 1975
1,975 SQ.FT.



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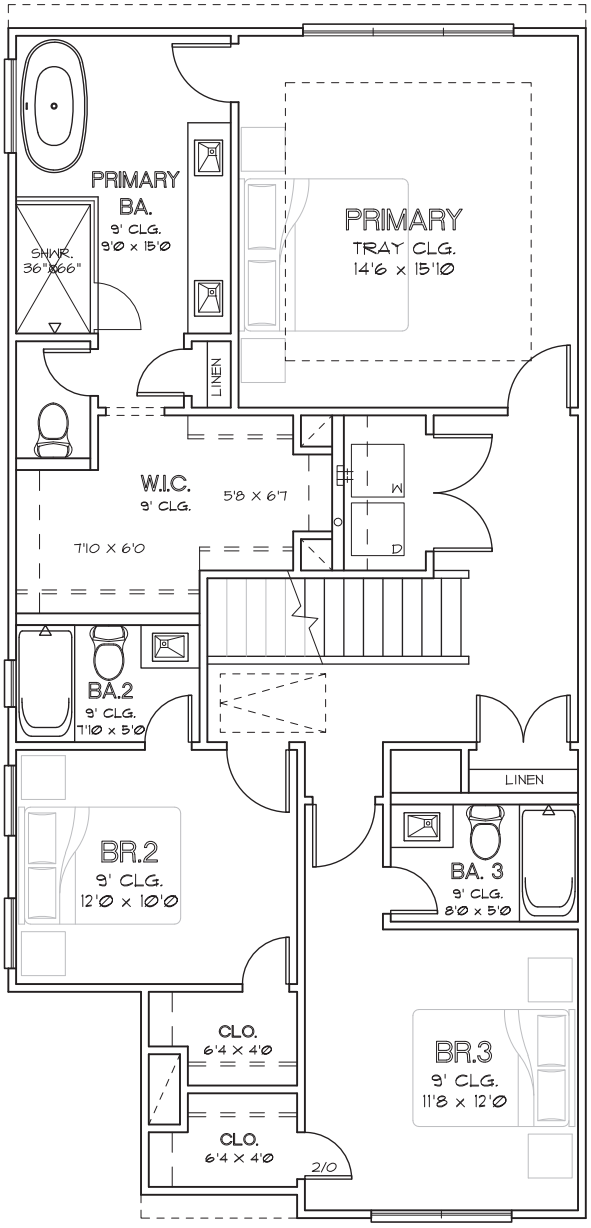

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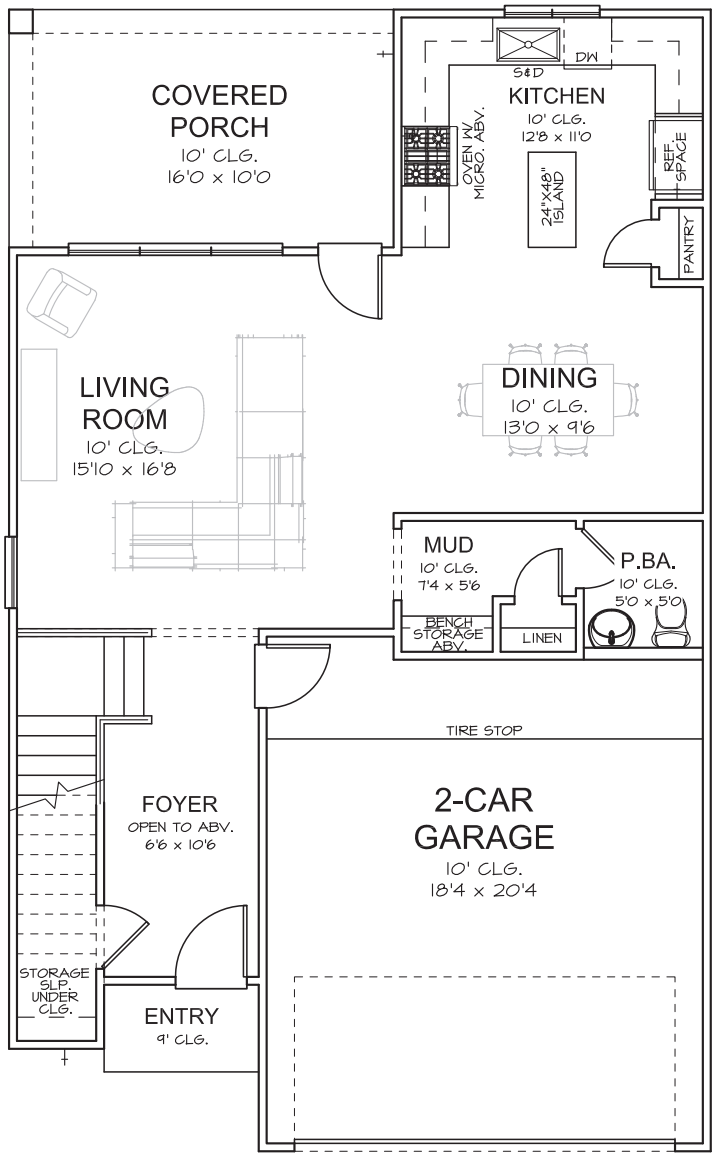
SUGAR LAND POINT
PLAN 2055
2,055 SQ.FT.



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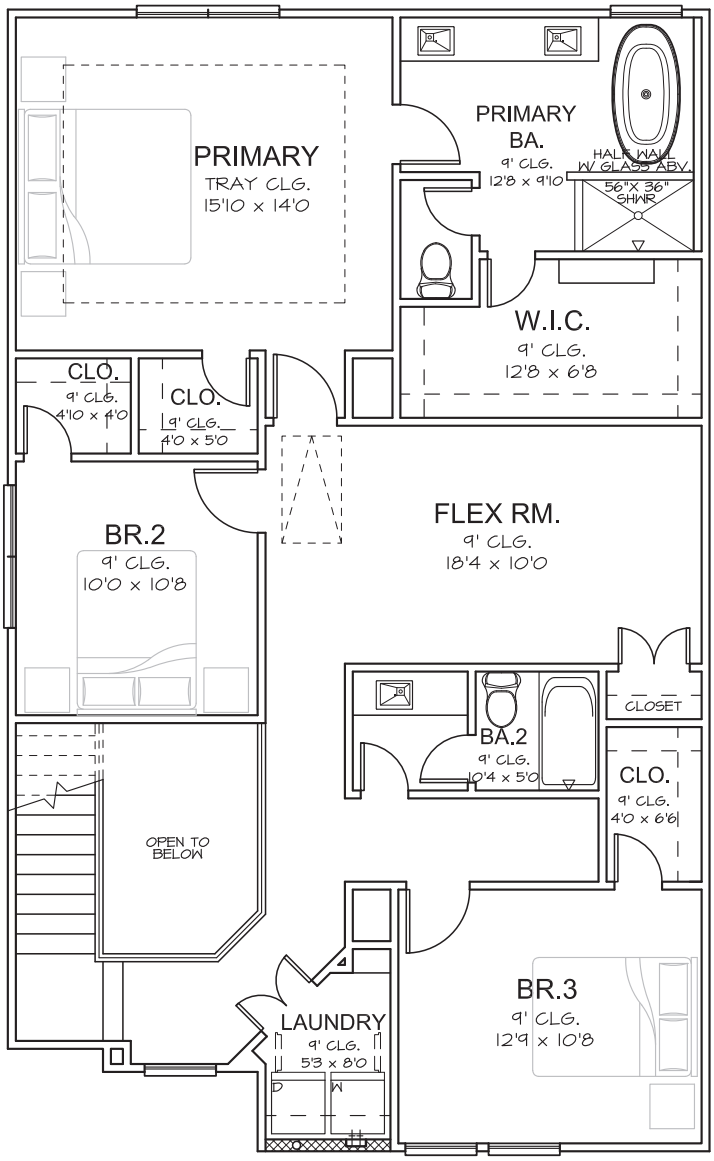

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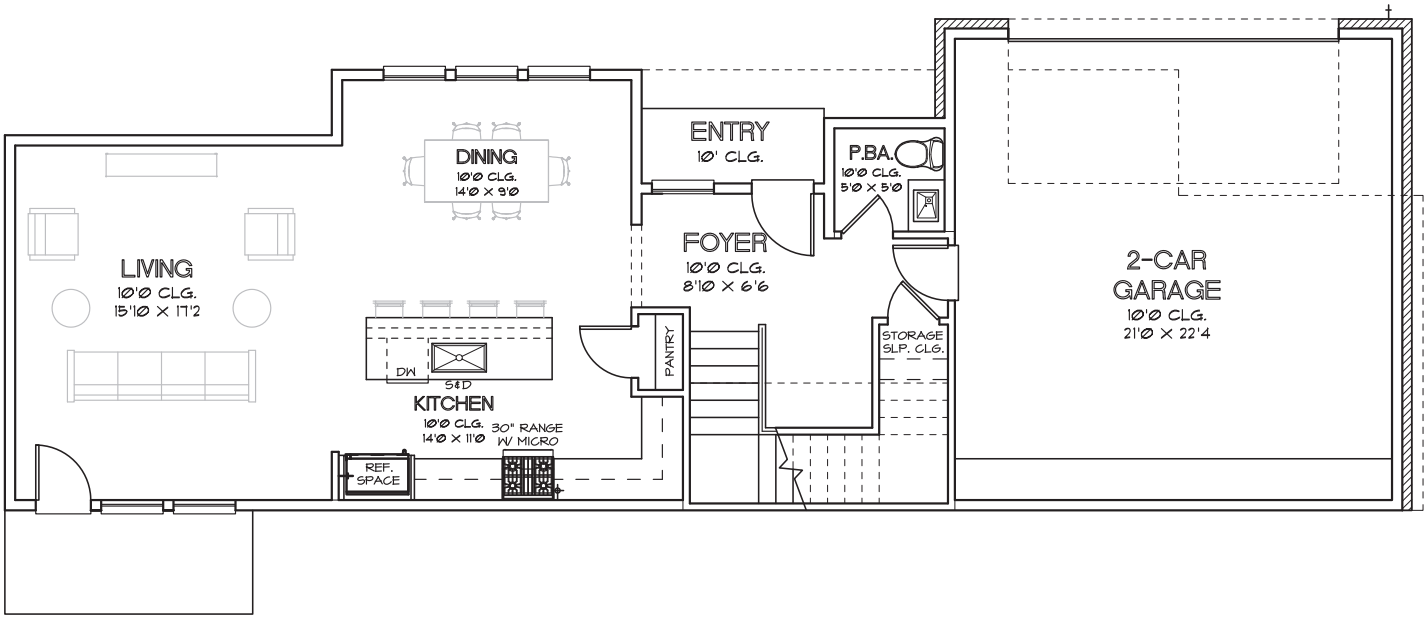
SUGAR LAND POINT
PLAN 2148
2,148 SQ.FT.



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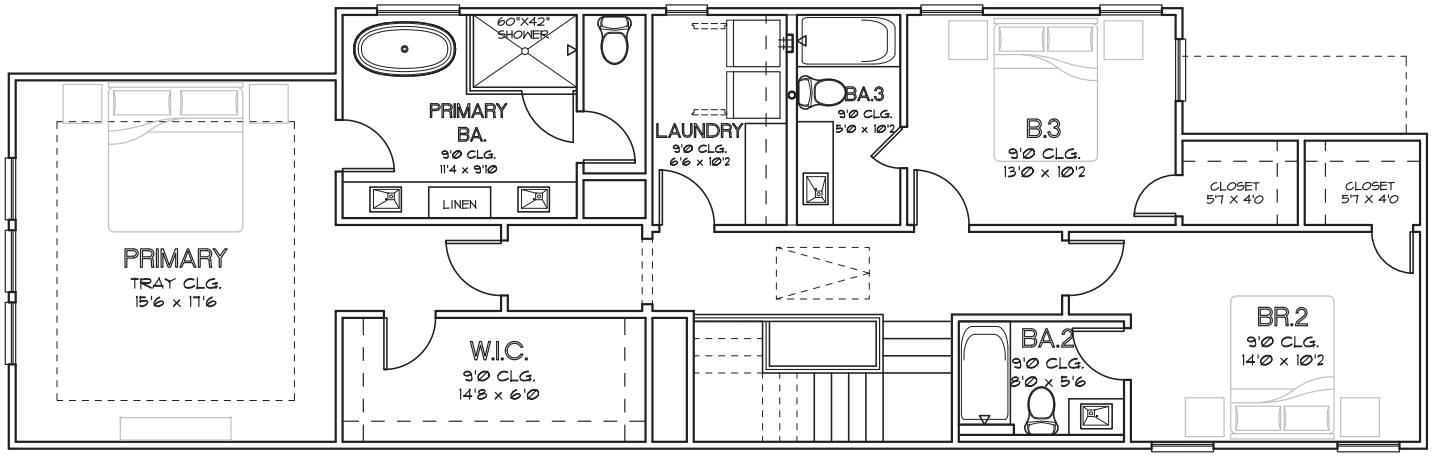

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