



SUGAR LAND POINT



from the high \$200s

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CHOICE IS THE ULTIMATE LUXURY





SITE PLAN



EQUAL HOUSING
OPPORTUNITY



SUGAR LAND POINT

COMMUNITY INFORMATION

Alief Independent School District

Hicks Elementary School

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

Albright Middle School

6315 Winkelman Rd. Houston, TX 77083
(281) 983-8411

Kerr High School

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

HOA Information

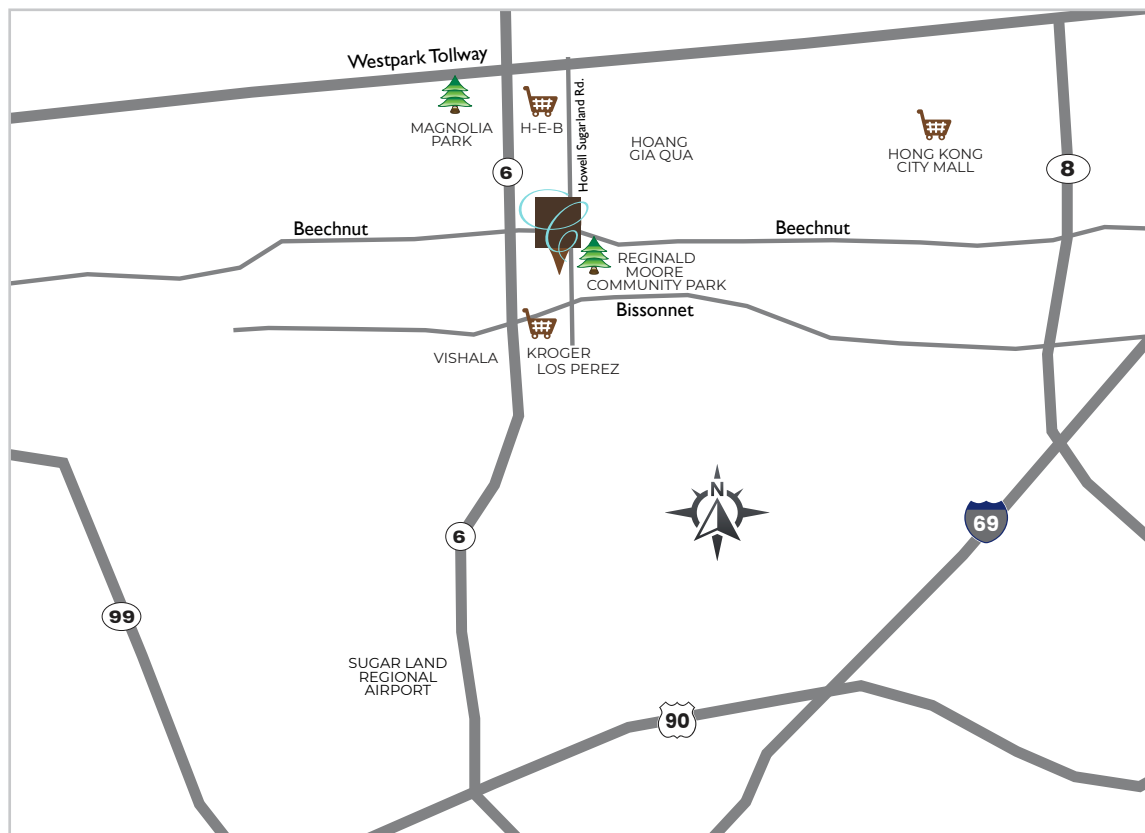
TBD

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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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:

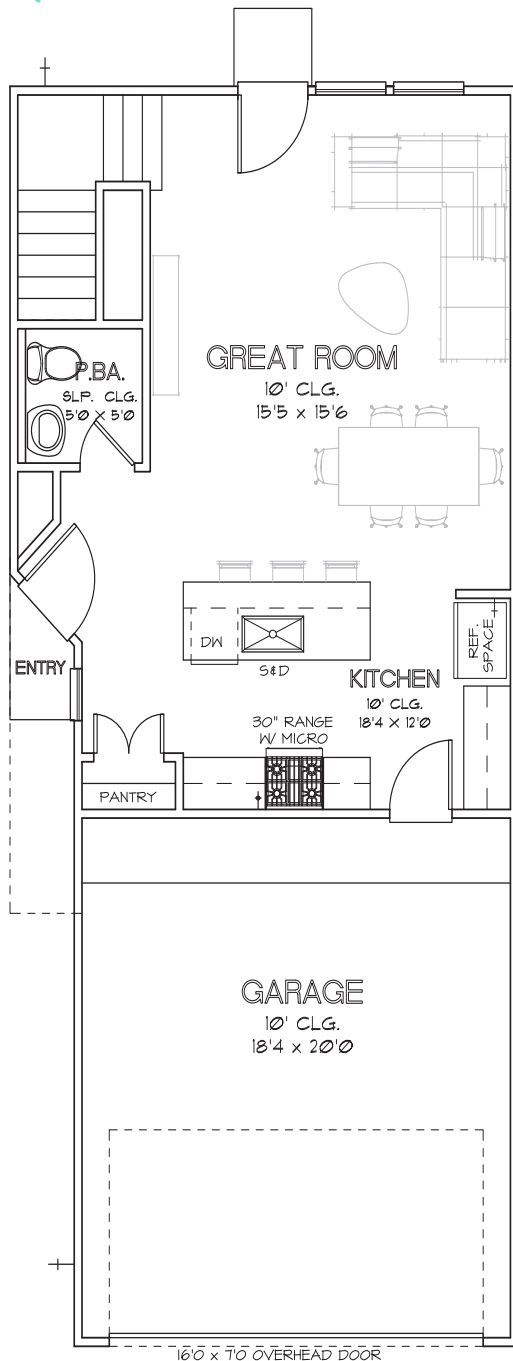
Area:	Material:	R-Value:
Exterior Walls	Batt	R-13
Ceilings	Batt	R-38
Attic	Blown	R-8

Appliances:

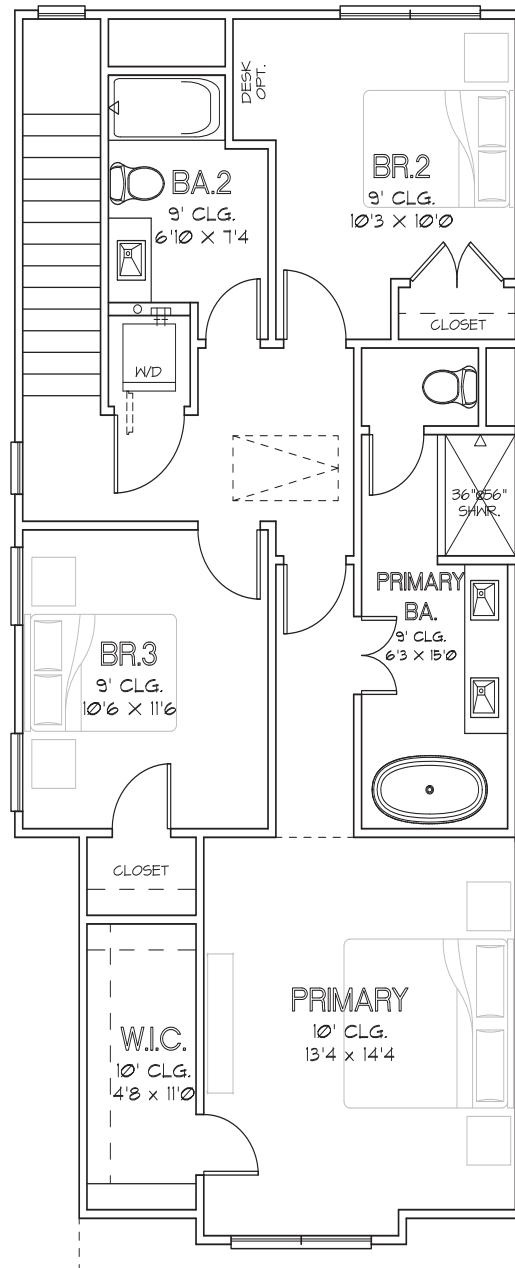
- Dishwasher: Samsung
- Cooktop: Samsung
- Microwave: Samsung

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FIRST FLOOR



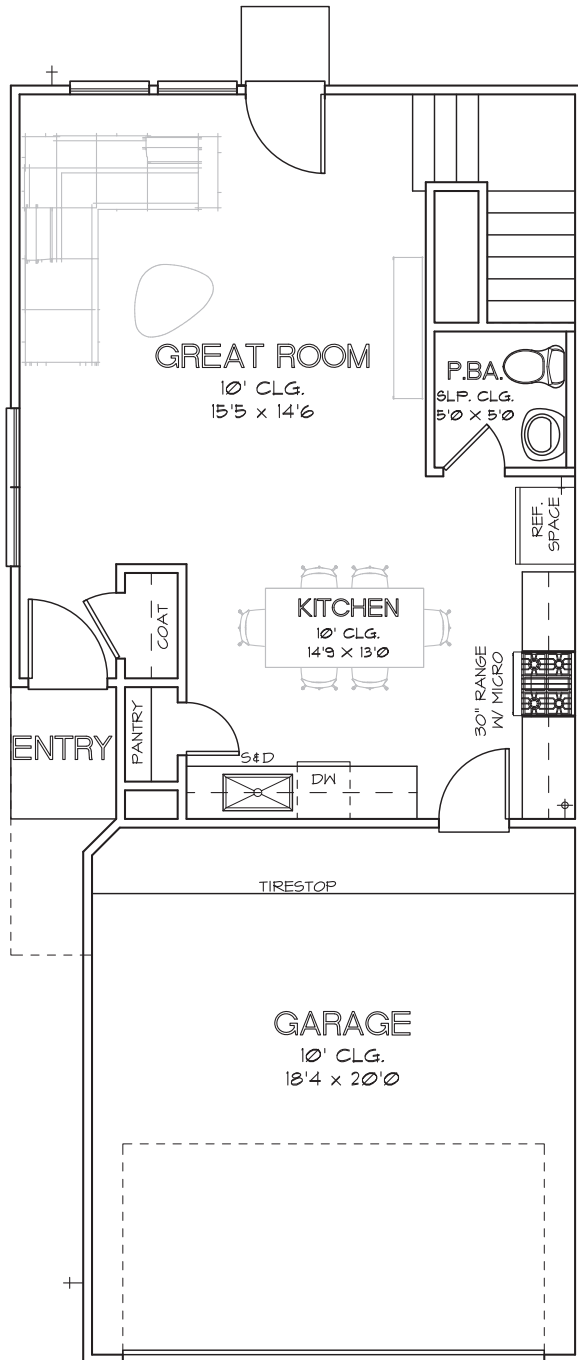
SECOND FLOOR

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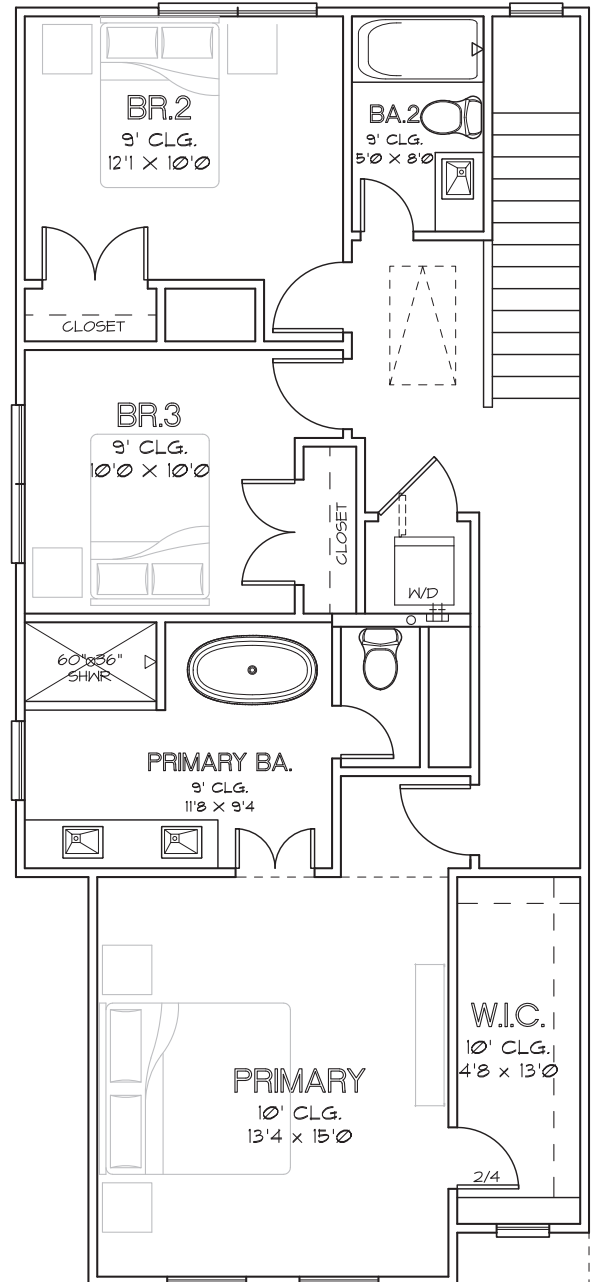


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SUGAR LAND POINT PLAN 1542 A 1,542 SQ.FT.



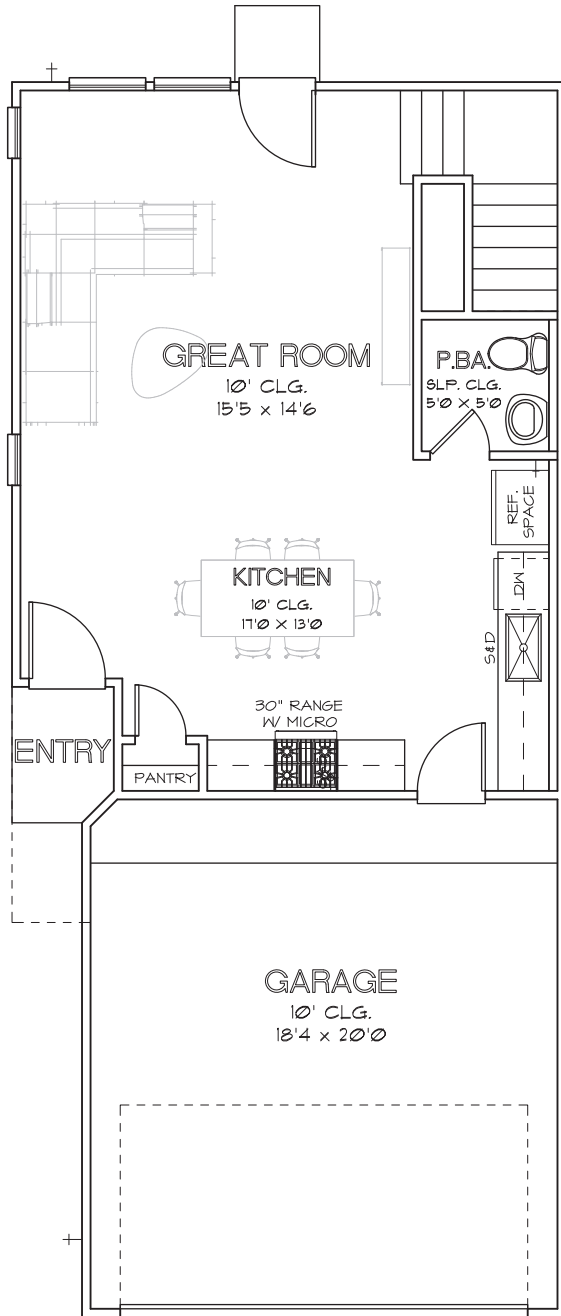
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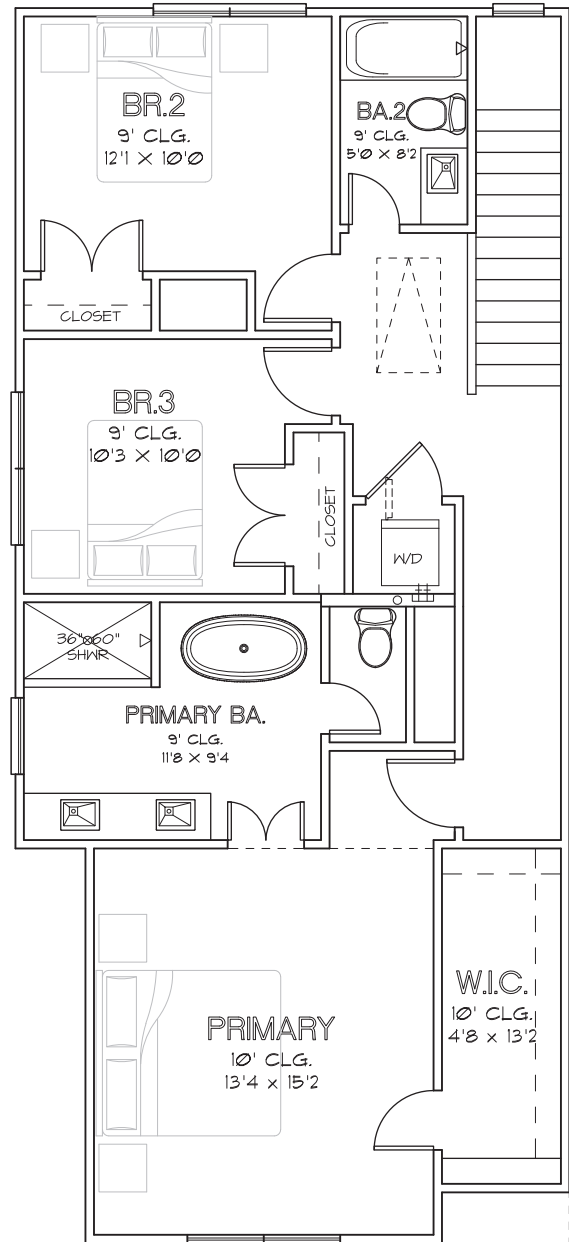
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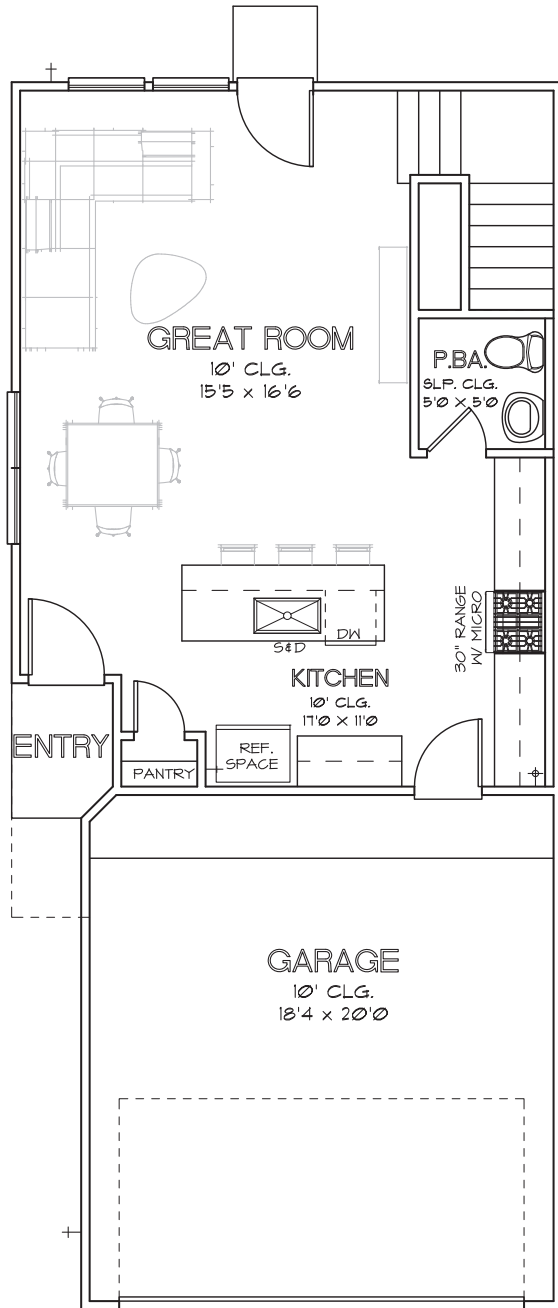


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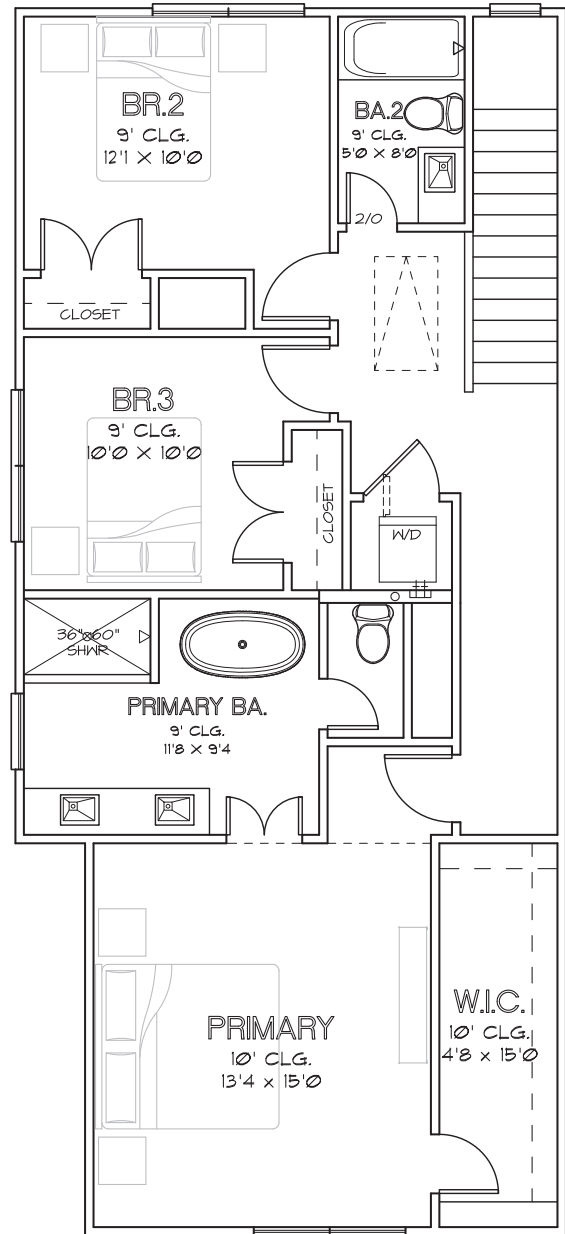


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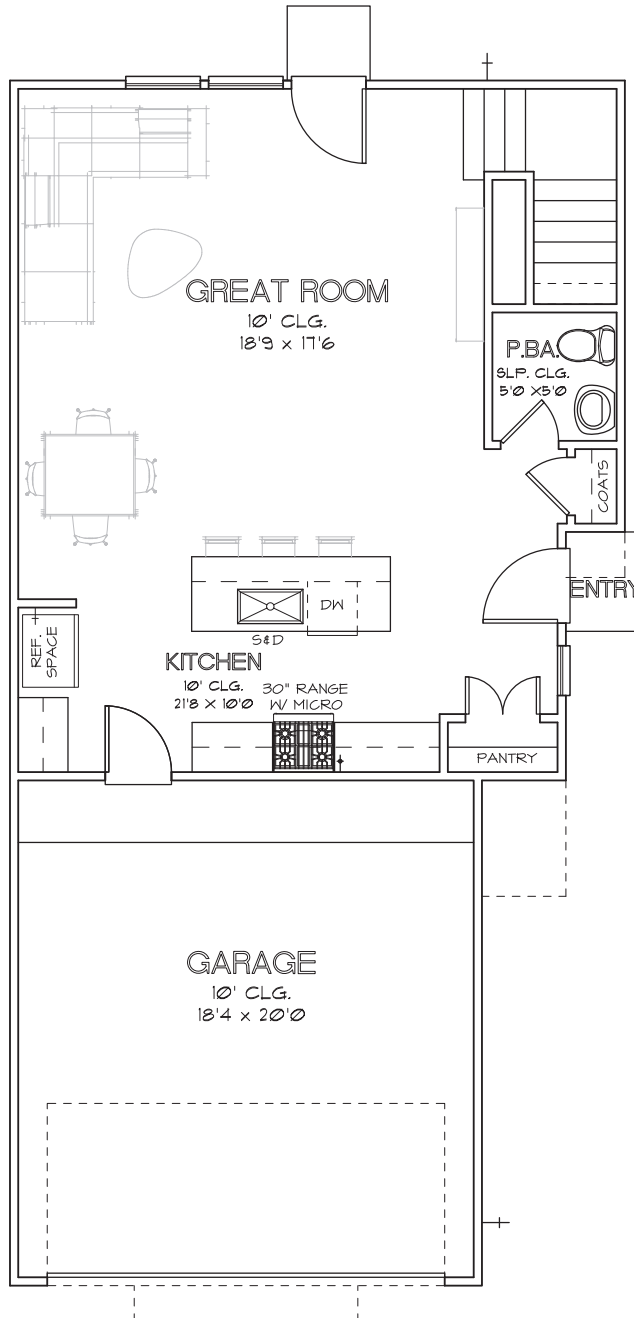
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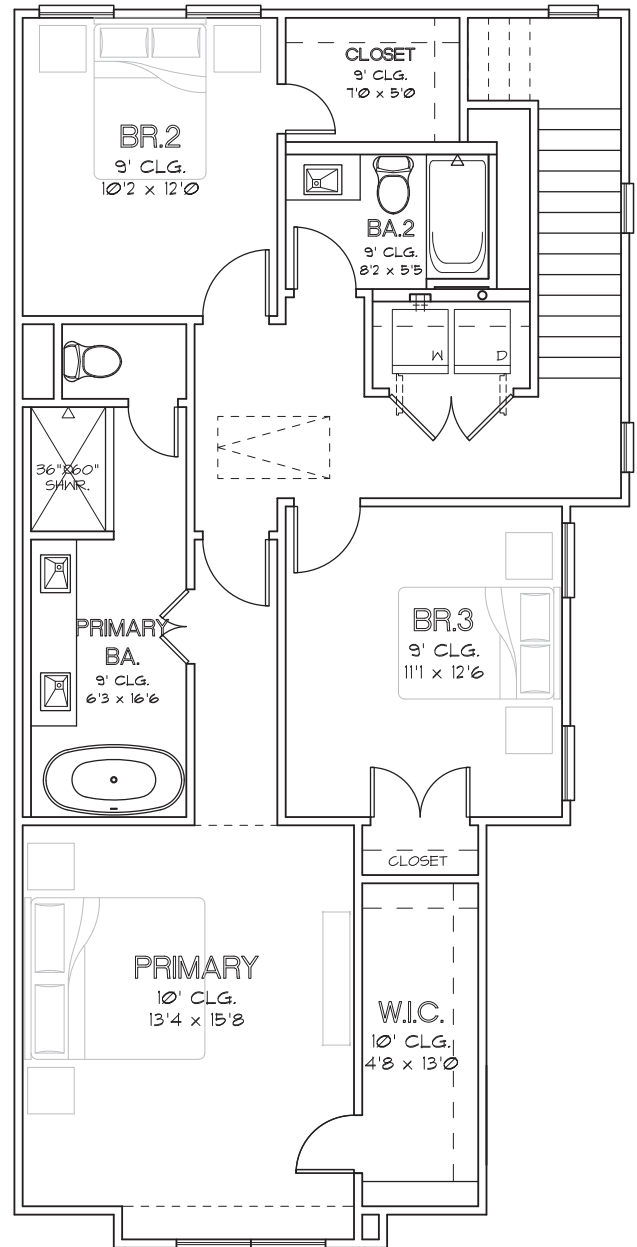


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SUGAR LAND POINT PLAN 1700 1,700 SQ.FT.



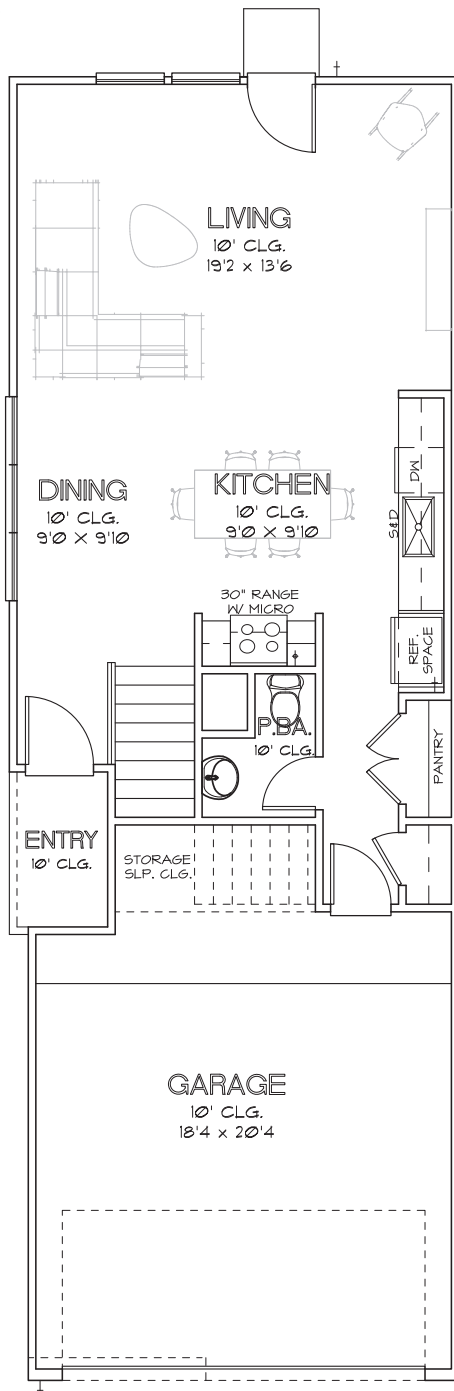
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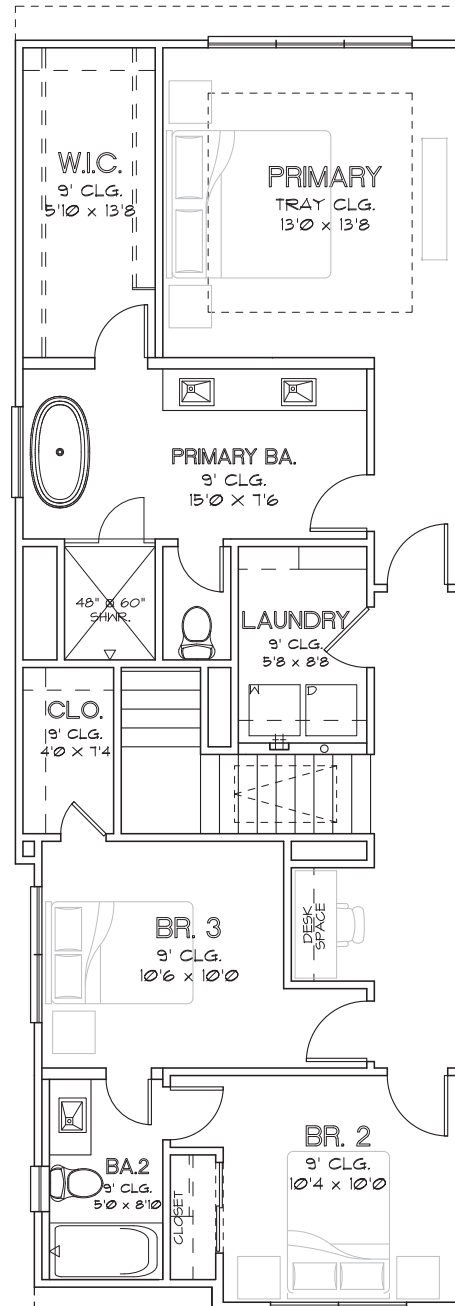
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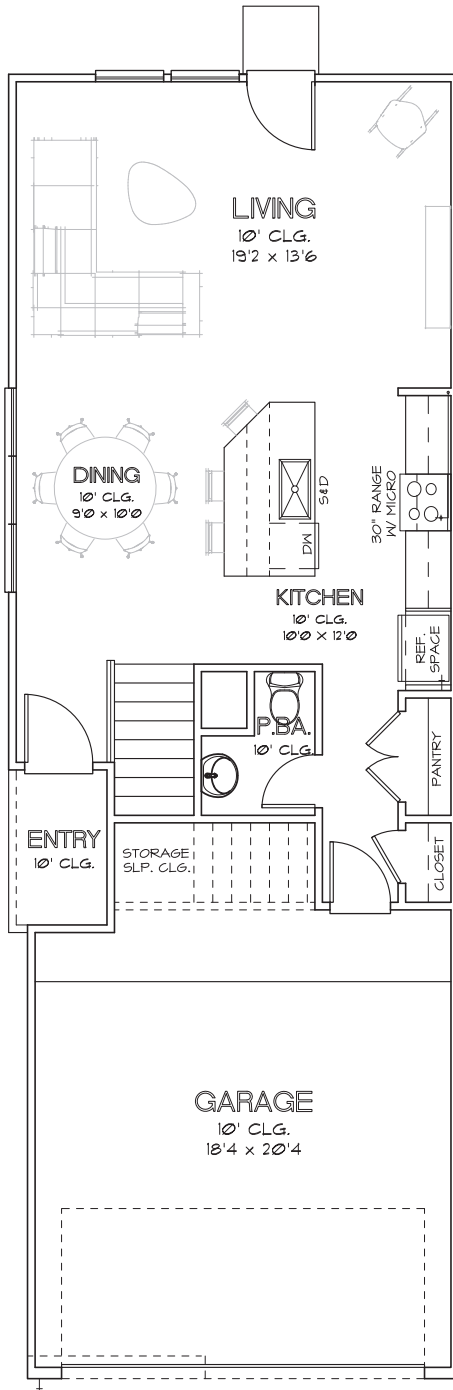


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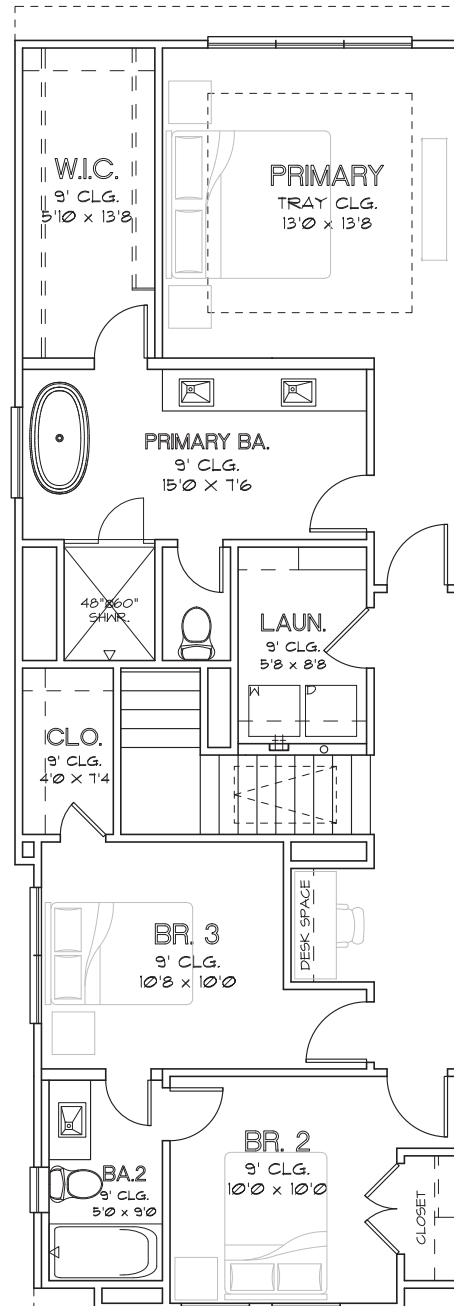


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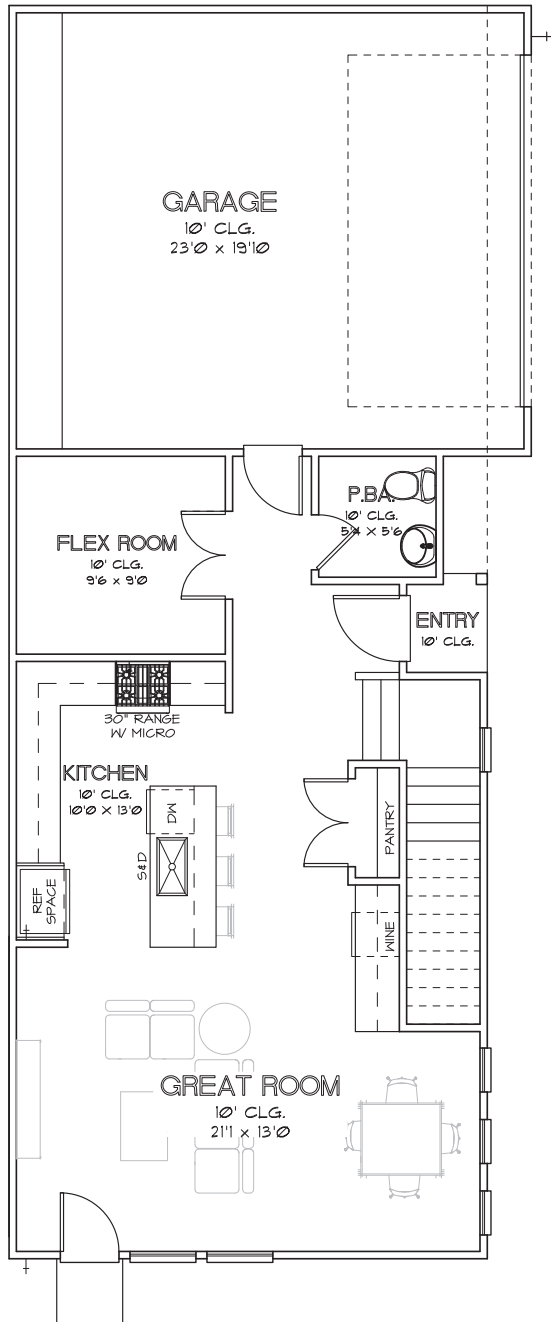
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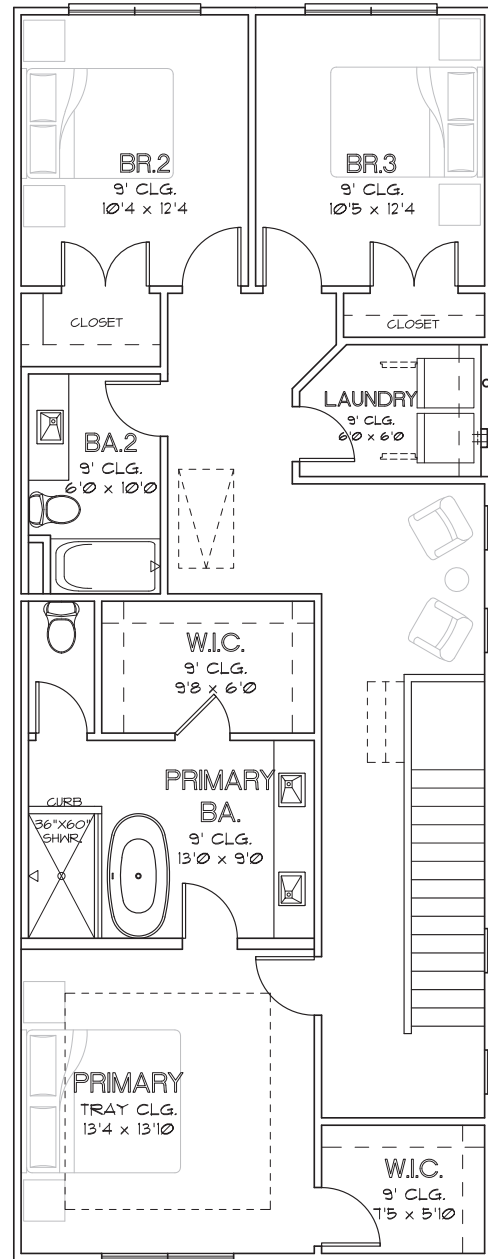
SECOND FLOOR

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



FIRST FLOOR



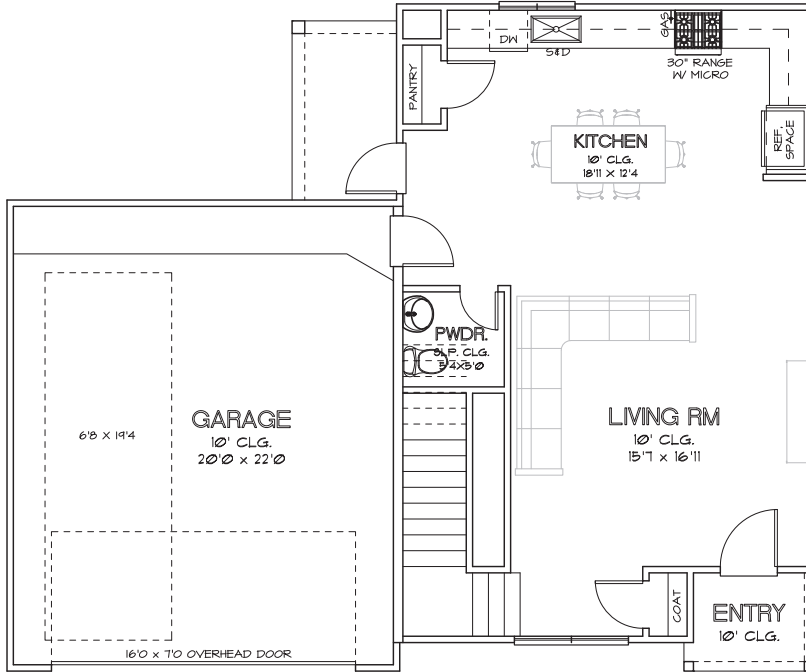
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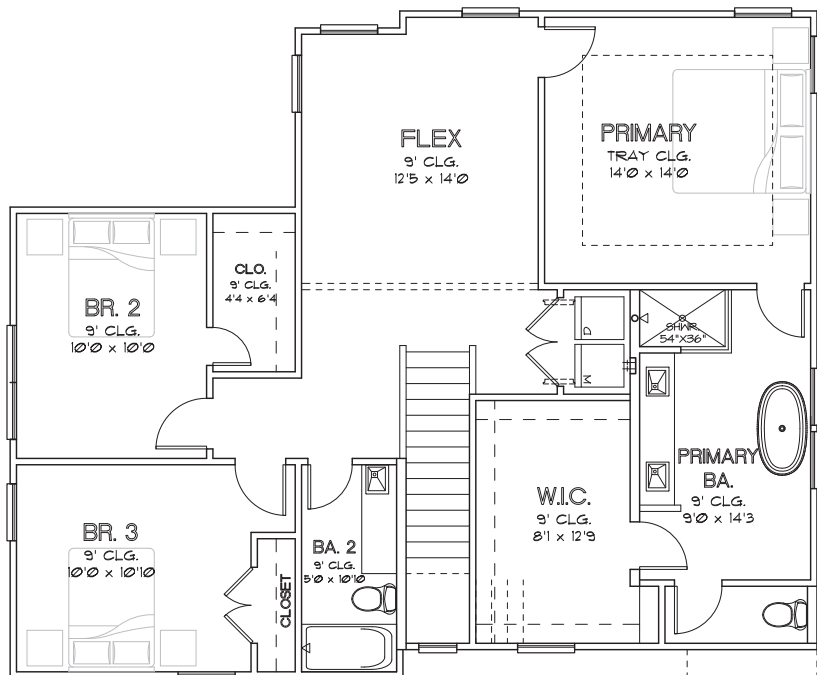


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SUGAR LAND POINT
PLAN 1963
1,963 SQ.FT.



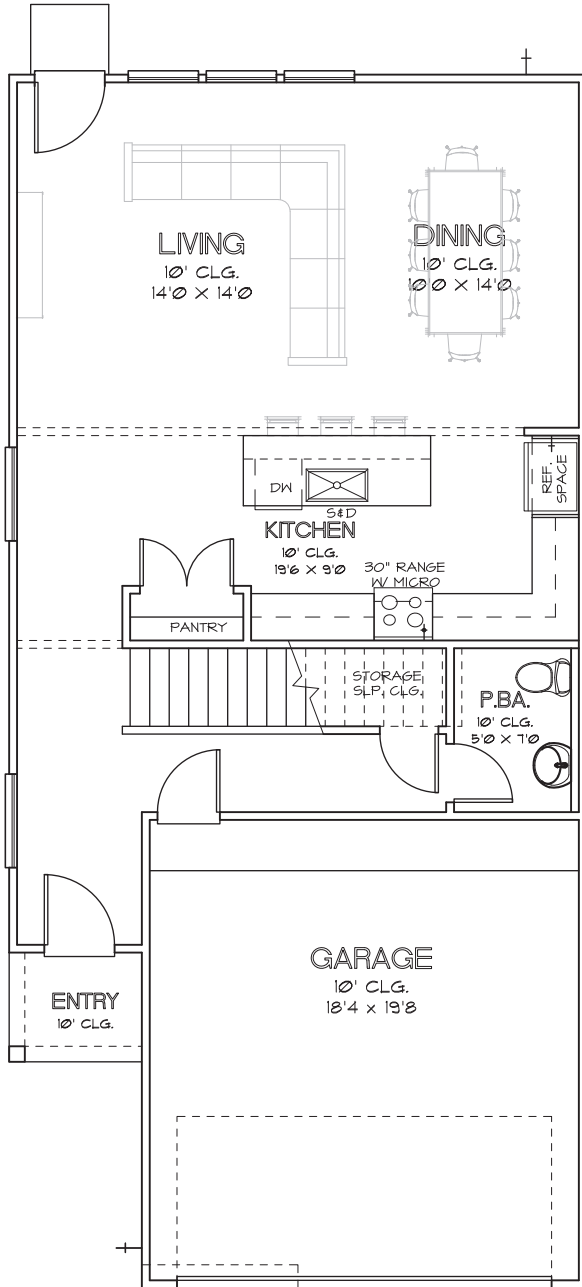
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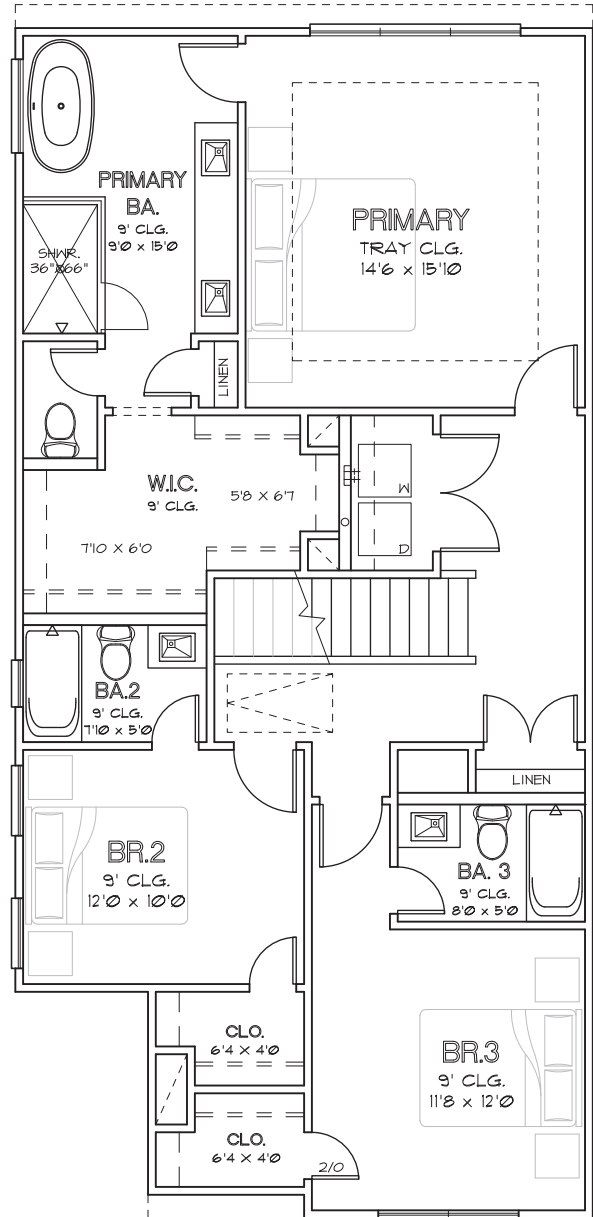
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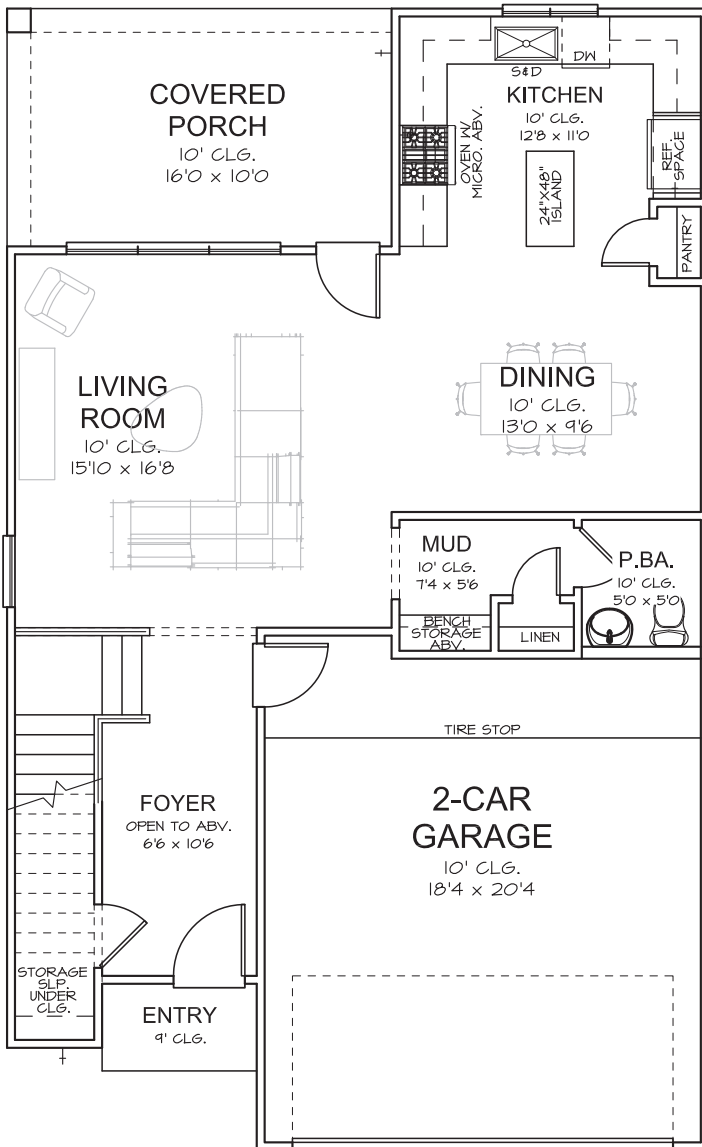


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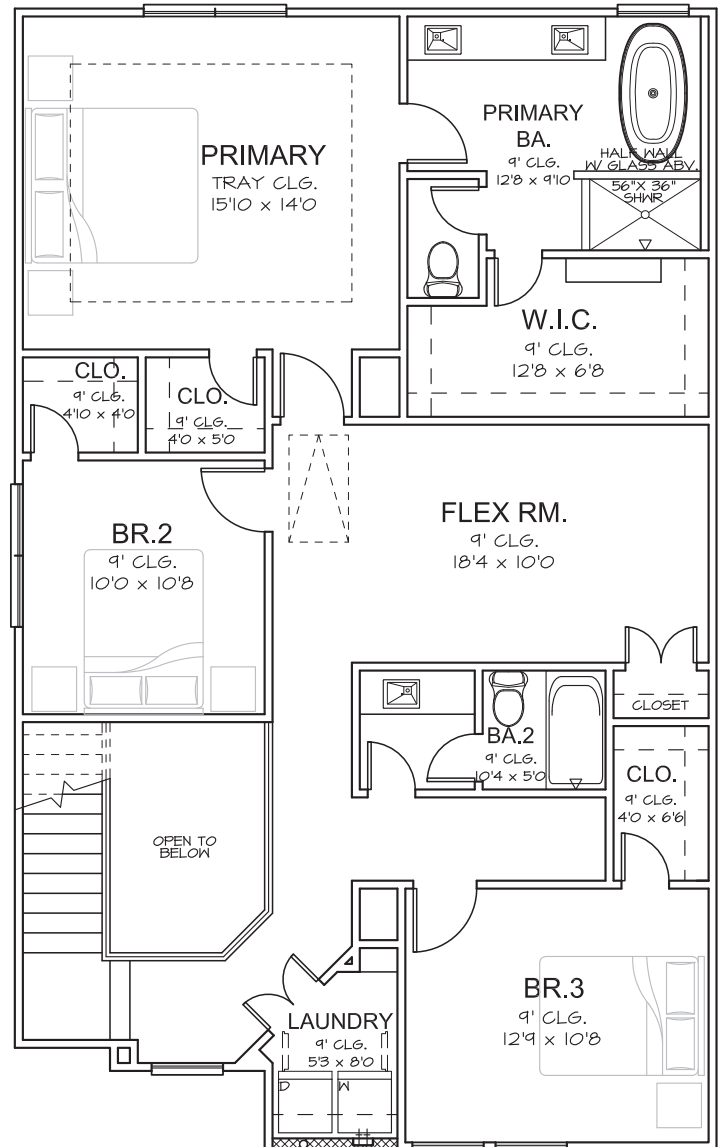


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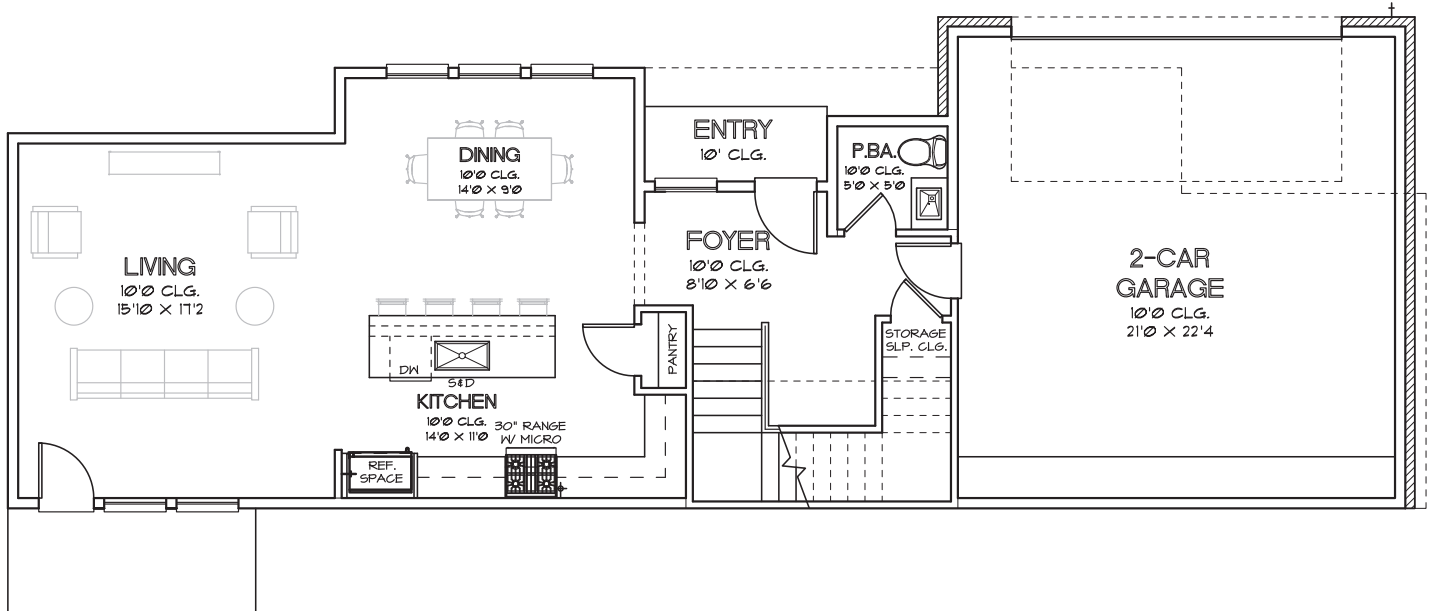
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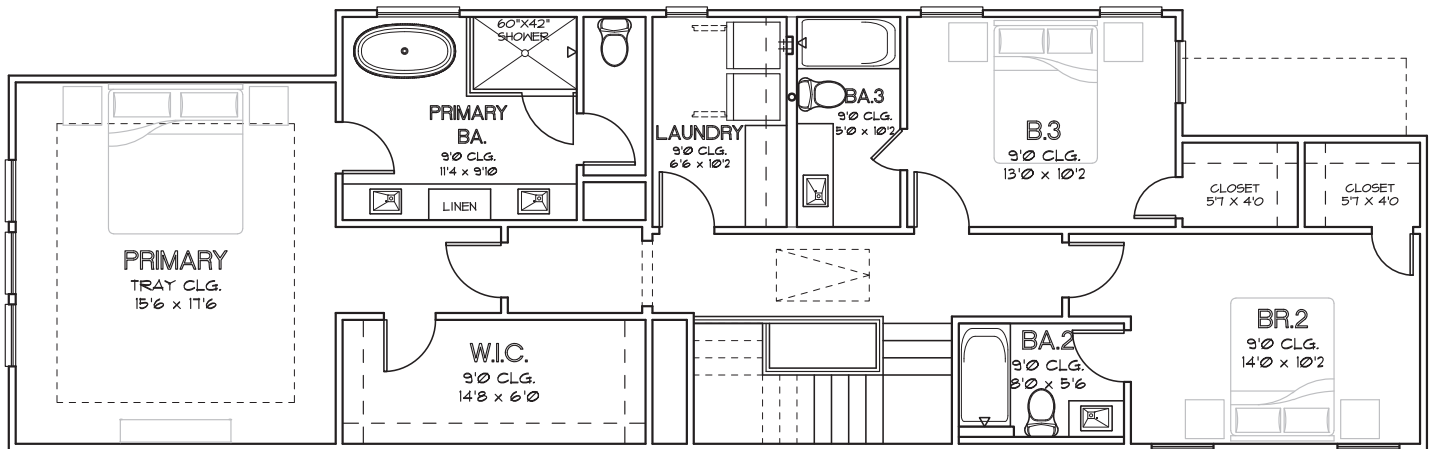


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SUGAR LAND POINT PLAN 2148 2,148 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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