



**\$4,900,000.00**

**1305 N HORSESHOE DR, SUGAR LAND, TX  
77478, USA**

<https://test.houston-re.com>



Escape to your own private oasis in the heart of Sugar Land, TX, just 20 minutes from Houston. This stunning property sits on 2.89 acres of pristine land on Alkire Lake, offering unparalleled views. Behind the gates, a winding driveway through an orchard of oak trees leads up to the lovely estate. With no deed [...]

---

## **Rooms & Units Description**



**Property title:** 1217 Horseshoe Sugar Land Texas 77478

**Room Description:** Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Guest Suite,Home Office/Study,Library,Living Area - 1st Floor,Loft,Media,Utility Room in House

**Bed Room Description:** 2 Bedrooms Down,All Bedrooms Up,En-Suite Bath,Walk-In Closet

**Photo Count:** 39

**Key Map:** 568Q

**Room Count:** 9

**Beds Max:** 5

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Shower Only,Secondary Bath(s): Tub/Shower Combo

**Original List Price:** 4900000.00

**Vac Rental:** Not Allowed

---

## Property Details

**Parcel Number:** 1000-02-003-0900-907

**Style:** Traditional

**Builder Name:** Goodchild

**Acres:** 2.892

**Dwelling Type:** Free Standing

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

**Restrictions:** Deed Restrictions,Horses Allowed,Zoning, Deed Restrictions,Horses Allowed,Zoning

**Lot Description:** Subdivision Lot,Water View,Waterfront,Wooded

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

**Price Sq Ft List:** 618.76

**Acres Description:** 2 Up to 5 Acres

**Stories:** 2

**Ownership:** Full Ownership

---

## Property Features



**Exterior:** Back Yard,Balcony,Covered  
Patio/Deck,Exterior Gas Connection,Partially  
Fenced,Patio/Deck,Porch,Private Driveway,Side  
Yard,Spa/Hot Tub,Sprinkler System

**Roof:** Composition

**Garage Carport:** Auto Garage Door  
Opener,Circle Driveway,Double-Wide  
Driveway,Driveway Gate,Porte-Cochere,Single-  
Wide Driveway

**No Of Garage Cap:** 3

**Cool System:** Central Electric,Zoned

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program  
Thermostat,Insulated/Low-E windows

**Oven Type:** Double Oven,Electric Oven

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

**Water Amenity:** Bulkhead,Lake View,Lakefront,  
Bulkhead,Lake View,Lakefront

**Interior:** 2 Staircases,Alarm System -  
Owned,Balcony,Crown  
Molding,Drapes/Curtains/Window Cover,Formal  
Entry/Foyer,High Ceiling,Prewired for Alarm  
System,Spa/Hot Tub,Wet Bar

**Foundation:** Slab on Builders Pier

**Garage Desc:** Attached Garage,Oversized  
Garage

**Heat System:** Central Gas,Zoned

**Pool Private:** 1, Gunite,In Ground

**Fireplaces Number:** 3

**Kitchen Desc:** Breakfast Bar,Butler  
Pantry,Island w/ Cooktop,Kitchen open to  
Family Room,Pantry,Pots/Pans  
Drawers,Reverse Osmosis,Second Sink,Walk-in  
Pantry

**Dishwasher:** 1

**Countertops:** granite

**Siding:** Brick

---

## Fees & Taxes

**Tax Rate:** 2.0094

**Tax Amount:** 58285

**Tax Year:** 2022

---

## Basics

**Baths Full:** 5

**Baths Half:** 2

**Year Built Src:** Appraisal District

---

## Location Details



**Area:** 29

**School District:** 19 - Fort Bend

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

**School High:** DULLES HIGH SCHOOL

**Geo Market Area:** Sugar Land North

**Zip:** 77478

**County Or Parish:** Fort Bend

**Directions:** From 59s, Turn North on Williams Trace,  
cut through Sugar Lakes. Go Right on Sandpiper, and  
Right on Horseshoe, then Left onto North Horseshoe.  
Home is on the left.

**School Middle:** DULLES MIDDLE SCHOOL

**Subdivision:** Alkire Lake Sub

**State:** Texas

**City:** Sugar Land

---

## Miscellaneous

**Annual Maint Desc:** No

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

**Disposal:** 1

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

**Range Type:** Gas Cooktop

**Access:** Driveway Gate

**Realist Block:** Deed Restrictions,Horses  
Allowed,Zoning

**Disclosures:** Exclusions,Sellers Disclosure

**Exclusions:** Statue and mailbox will be removed  
before closing

**Finance Available:** Cash Sale,Conventional

**Legal:** ALKIRE LAKE S/D SEC 2, BLOCK 3, LOT 9,  
ACRES 2.892

**DOM:** 84

---

## Courtesy of

**List Office Name:** eXp Realty, LLC

