



\$414,900.00

## 13011 SANDFLOWER LN, SUGAR LAND, TX 77498, USA

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



Great one-story home in the gated community of Orchard Lake Estates quiet Tucked Away Neighborhood. The home features 3 bedrooms and 2.5 half baths, formal living and dining rooms, and a private office with French doors! NEW TILE FLOOR ON FAMILY RM & DINING RM & LIVING RM AND MASTER BEDROOM. The large island kitchen [...]

---

### Rooms & Units Description



**Property title:** 13011 Sandflower Lane Sugar Land Texas 77498

**Room Description:** 1 Living Area,Den,Formal Dining,Home Office/Study,Utility Room in House

**Master Bath Desc:** Bidet,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

**Subdivision Lake Access YN:** 1

**Original List Price:** 414900.00

**Room Count:** 12

**Bed Room Description:** All Bedrooms Down

**Photo Count:** 41

**HOA Mandatory:** 1

---

## Property Details

**Parcel Number:** 5670-01-006-0370-907

**Style:** Traditional

**Price Sq Ft List:** 162.20

**Dwelling Type:** Free Standing

**Floors:** Laminate,Tile

**Lot Description:** Subdivision Lot

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

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

---

## Property Features

**Exterior:** Back Yard Fenced,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry

**Dishwasher:** 1

**Microwave:** 1

**Interior:** Alarm System - Leased,Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Siding:** Brick

---

## Fees & Taxes



**Tax Rate:** 2.54682

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

**Other Mandatory Fee:** Transfer fees+Cap fees

**Fee Other:** 1

**Fee Other Amount:** 250

Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-08-24T03:21:41.860

Location Details

**Area:** 37

**School District:** 19 - Fort Bend

**School Elementary:** OYSTER CREEK ELEMENTARY SCHOOL

**School High:** AUSTIN HIGH SCHOOL (FORT BEND)

**Geo Market Area:** Sugar Land West

**Zip:** 77498

**County Or Parish:** Fort Bend

**Directions:** US-59 S exit US-90 Alt then turn right on Highway 90A, right on W Grand Pkwy S, right on FM 1464 Rd, right on Orchard Lake Estates Dr, left on Lakeridge Canyon Dr, left on Forester Canyon Ln, right on Broadknoll Ln, right on Sandflower Ln.

**School Middle:** GARCIA MIDDLE SCHOOL (FORT BEND)

**Subdivision:** Orchard Lake Estates

**State:** Texas

**City:** Sugar Land

Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Finance Available:** Cash Sale, Conventional, FHA, VA

**Legal:** ORCHARD LAKE ESTATES SEC 1, BLOCK 6, LOT 37

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

---

## Courtesy of

**List Office Name:** Forever Realty

