



\$1,512,000.00

45 QUEEN MARY CT, SUGAR LAND, TX 77479, USA

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



Don't miss your opportunity on this stunning home situated on the Sweetwater Golf Course! Enter through the towering 21' entry foyer, complete with dazzling chandelier and sweeping staircase. Custom wall finishes and tasteful trim complement solid wood doors and large windows. A Sub Zero refrigerator/freezer and Thermador ovens and cooktop make this home ready for [...]

Rooms & Units Description



Property title: 45 Queen Mary Sugar Land Texas 77479

Room Count: 14

Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Living Area - 3rd Floor,Media,Utility Room in House

Bed Room Description: 1 Bedroom Up,All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Sitting Area,Walk-In Closet

Master Bath Desc: Bidet,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

Open House Public Upcoming: Public: Sat Jul 29, 1:00PM-4:00PM

Open House Public Count: 2

Master Planned Community: First Colony

Photo Count: 48

HOA Mandatory: 1

Original List Price: 1580000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 7800-01-008-0220-907 **Lot Description:** Cul-De-Sac,In Golf Course Community,On Golf Course

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

Price Sq Ft List: 239.92 **Acres:** 0.26

Acres Description: 1/4 Up to 1/2 Acre **Dwelling Type:** Free Standing

Stories: 3 **Floors:** Carpet,Engineered Wood,Slate,Stone,Wood

Ownership: Full Ownership **Restrictions:** Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Exterior Gas Connection,Patio/Deck,Porch,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Garage Carport: Additional Parking,Auto Garage Door Opener,Circle Driveway

No Of Garage Cap: 2

Cool System: Central Electric,Zoned

Fireplace Description: Gas Connections

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,Generator,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,North/South Exposure,Other Energy Features,Radiant Attic Barrier,Storm Windows

Oven Type: Convection Oven,Double Oven,Electric Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Siding: Brick,Cement Board

Interior: 2 Staircases,Alarm System - Owned,Balcony,Central Vacuum,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Intercom System,Prewired for Alarm System,Refrigerator Included,Wet Bar

Foundation: Slab on Builders Pier

Garage Desc: Attached Garage

Heat System: Central Gas,Zoned

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Island w/o Cooktop,Pantry,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: granite

Golf Course: Sweetwater Country Club

Fees & Taxes

Tax Rate: 2.1789

Tax Year: 2022

Other Mandatory Fee: Transfer Fee **Fee Other:** 1

Fee Other Amount: 225

Tax Amount: 14069

Maint Fee Includes: Courtesy Patrol,Grounds,Recreational Facilities

Basics



Baths Full: 4

Year Built Src: Appraisal District

Baths Half: 1

Price Change Timestamp: 2023-07-24T16:15:21.117

Location Details

Area: 29

School District: 19 - Fort Bend

School Elementary: COLONY BEND ELEMENTARY SCHOOL

School High: CLEMENTS HIGH SCHOOL

Geo Market Area: Sugar Land South

Zip: 77479

County Or Parish: Fort Bend

Directions: 59 S, Exit Sweetwater Blvd. and take left, right on St Andrews Ln., Right on Inverrary Ln., Left on Queen Mary Ct.

School Middle: FIRST COLONY MIDDLE SCHOOL

Subdivision: Sweetwater Sec 1

State: Texas

City: Sugar Land

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Levee District,Owner/Agent,Sellers Disclosure,Tenant Occupied

Exclusions: Stadium chairs in game room

Finance Available: Cash Sale,Conventional

Legal: LOT 22, BLOCK 8, SECTION 1

DOM: 140

Master Planned Community YN: 1

Connections: Gas Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead; Senior

Range Type: Gas Cooktop

Legal Subdivision: SWEETWATER

Courtesy of

List Office Name: My Castle Realty

