



**\$5,600,000.00**

## **5 CYPRESS VALLEY CT, SUGAR LAND, TX 77479, USA**

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



MAJESTIC CUSTOM ESTATE SITUATED ON A PRIME 1-ACRE GOLF COURSE LOT, TUCKED AWAY ON A QUIET CUL-DE-SAC STREET IN PRESTIGIOUS SWEETWATER! DESIGNED BY ROBERT DAME & BUILT BY CHRIS SIMS, THIS MASTERPIECE SHOWCASES GORGEOUS ARCHITECTURAL DESIGN & EXQUISITE ATTENTION TO DETAIL FROM THE INTRICATE MOULDINGS/TRIM-WORK TO THE CUSTOM CEILING TREATMENTS TO THE ELEGANT CRYSTAL CHANDELIERS. [...]

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### **Rooms & Units Description**



**Property title:** 5 Cypress Valley Sugar Land Texas 77479

**Room Description:** Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Library,Media,Sun Room,Utility Room in House,Wine Room

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Primary Bed - 2nd Floor,Sitting Area,Walk-In Closet

**Master Planned Community:** First Colony

**HOA Mandatory:** 1

**Key Map:** 608M

**Room Count:** 8

**Beds Max:** 6

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

**Photo Count:** 42

**Original List Price:** 5600000.00

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## Property Details

**Parcel Number:** 7800-08-002-0230-907

**Style:** French,Traditional

**Builder Name:** Chris Sims

**Acres:** 1.0029

**Dwelling Type:** Free Standing

**Floors:** Marble Floors,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cul-De-Sac,Greenbelt,In Golf Course Community,On Golf Course,Wooded

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

**Price Sq Ft List:** 466.24

**Acres Description:** 1 Up to 2 Acres

**Stories:** 2

**Ownership:** Full Ownership

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## Property Features



**Exterior:** Back Green Space,Back Yard  
Fenced,Balcony,Covered Patio/Deck,Outdoor  
Fireplace,Outdoor  
Kitchen,Patio/Deck,Porch,Private  
Driveway,Side Yard,Sprinkler  
System,Subdivision Tennis Court

**Roof:** Slate

**Garage Carport:** Circle Driveway

**No Of Garage Cap:** 3

**Cool System:** Central Electric,Zoned

**Fireplace Description:** Wood Burning  
Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital  
Program Thermostat,High-Efficiency  
HVAC,HVAC>13 SEER,Insulated  
Doors,Insulated/Low-E windows,Insulation -  
Spray-Foam,Radiant Attic Barrier

**Oven Type:** Double Oven

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

**Golf Course:** Sweetwater Country Club

**Interior:** 2 Staircases,Alarm System -  
Owned,Balcony,Crown  
Molding,Drapes/Curtains/Window Cover,Dry  
Bar,Elevator,Elevator Shaft,Fire/Smoke  
Alarm,Formal Entry/Foyer,High Ceiling,Prewired  
for Alarm System,Refrigerator Included,Wet  
Bar,Wired for Sound

**Foundation:** Pier & Beam

**Garage Desc:** Attached Garage,Detached  
Garage

**Heat System:** Central Gas,Zoned

**Pool Area:** 1

**Fireplaces Number:** 2

**Kitchen Desc:** Breakfast Bar,Butler  
Pantry,Island w/o Cooktop,Kitchen open to  
Family Room,Pantry,Second Sink,Soft Closing  
Cabinets,Soft Closing Drawers,Under Cabinet  
Lighting,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1

**Siding:** Brick

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## Fees & Taxes

**Tax Rate:** 2.1584

**Tax Year:** 2022

**Other Mandatory Fee:** TRANSFER

**Fee Other Amount:** 350

**Tax Amount:** 68829

**Maint Fee Includes:** Grounds

**Fee Other:** 1

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## Basics

**Baths Full:** 6

**Baths Half:** 2

**Year Built Src:** Appraisal District



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## Location Details

**Area:** 29

**School District:** 19 - Fort Bend

**School Elementary:** SETTLERS WAY  
ELEMENTARY SCHOOL

**School High:** CLEMENTS HIGH SCHOOL

**Geo Market Area:** Sugar Land South

**Zip:** 77479

**County Or Parish:** Fort Bend

**Directions:** PALM ROYALE, MAKE A LEFT ON  
ELLICOT, LEFT ON CYPRESS VALLEY.

**School Middle:** FIRST COLONY MIDDLE SCHOOL

**Subdivision:** Sweetwater

**State:** Texas

**City:** Sugar Land

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

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

**Range Type:** Gas Cooktop

**Legal Subdivision:** SWEETWATER

**DOM:** 37

**Master Planned Community YN:** 1

**Connections:** Washer Connections

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional

**Legal:** SWEETWATER SEC 8, BLOCK 2, LOT 23

**Access:** Driveway Gate

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## Courtesy of

**List Office Name:** RE/MAX Southwest

