



\$1,279,000.00

5903 ABERCOMBIE LN, SUGAR LAND, TX 77479, USA

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



Fall in love with this Taylor Morrison Milano that offers exquisite finishes & a backyard oasis, positioned on a 13,381 sqft corner lot with NO back neighbors in the gated Avalon at Riverstone 80s. The epitome of luxury living, this North facing Mediterranean abode delivers both form and function. As you enter through double doors, you [...]

Rooms & Units Description



Property title: 5903 Abercombie Sugar Land Texas 77479

Room Description: Breakfast Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Sun Room,Utility Room in House

Bed Room Description: Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

Open House Public Upcoming: Public: Sat Sep 2, 1:00PM-3:00PM

Master Planned Community: Riverstone

HOA Mandatory: 1

Key Map: 608U

Room Count: 11

Beds Max: 5

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Shower Only,Secondary Bath(s): Double Sinks,Secondary Bath(s): Shower Only

Open House Public Count: 2

Photo Count: 41

Original List Price: 1279000.00

Property Details

Parcel Number: 1286-51-001-0030-907

Style: Contemporary/Modern,Mediterranean,Other Style,Traditional

Builder Name: Taylor Morrison

Acres: 0.3072

Dwelling Type: Free Standing

Floors: Carpet,Engineered Wood,Tile

Lot Description: Corner,Greenbelt,Subdivision Lot,Wooded

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 273.41

Acres Description: 1/4 Up to 1/2 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Patio/Deck,Private Driveway,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Garage Carport: Additional Parking,Auto Garage Door Opener,Double-Wide Driveway,EV Charging Station

No Of Garage Cap: 3

Cool System: Central Electric

Pool Private: 1, In Ground

Energy: Ceiling Fans,North/South Exposure

Dishwasher: 1

Countertops: Granite

Siding: Stucco

Interior: 2 Staircases,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included

Foundation: Slab

Garage Desc: Attached Garage,Tandem

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Reverse Osmosis,Walk-in Pantry

Water Sewer: Water District

Microwave: 1

Fees & Taxes

Tax Rate: 2.2458

Tax Year: 2022

Other Mandatory Fee: Transfer Fee/Cap Fee

Fee Other Amount: 1458

Tax Amount: 16819

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

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Appraisal District

Baths Half: 1



Location Details

Area: 29

School District: 19 - Fort Bend

School Elementary: SULLIVAN
ELEMENTARY SCHOOL (FORT BEND)

School High: ELKINS HIGH SCHOOL

Geo Market Area: Sugar Land
South

Zip: 77479

County Or Parish: Fort Bend

Directions: US 59S and Exit University Blvd South. Go on University about 3.8 miles make a right on W Avalon, Left on Summerhill Landing Ln. Right on Abercrombie Ln, Home is the last one on the right.

School Middle: FORT SETTLEMENT MIDDLE SCHOOL

Subdivision: Avalon At Riverstone Sec 10-B

State: Texas

City: Sugar Land

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disposal: 1

Exemptions: Homestead,,,,,,,,,,

Range Type: Gas Cooktop

Legal Subdivision: AVALON AT
RIVERSTONE

Master Planned Community YN: 1

Disclosures: Mud,Sellers Disclosure

Exclusions: See Agent Notes

Finance Available: Cash Sale,Conventional

Legal: AVALON AT RIVERSTONE SEC 10-B, BLOCK
1, LOT 3

Access: Automatic Gate

Courtesy of

List Office Name: Intero Real Estate Services

