



\$980,000.00

**6407 ISABELLA BAY CT, SUGAR LAND, TX  
77479, USA**

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



Multiple offers received, please submit your best offer before 6:00pm on 8/13. Welcome to this gorgeous, impeccably maintained, Taylor Morrison home built in 2019 situated in the Gated section of Avalon at Riverstone. This home boasts 5 Beds/4.5 baths, 2 BEDROOM DOWNSTAIRS, As you step inside, you'll be greeted by a beautiful staircase that adds [...]

---

## Rooms & Units Description



**Property title:** 6407 Isabella Bay Sugar Land  
Texas 77479

**Room Description:** Formal Dining,Formal  
Living,Gameroom Up

**Master Bath Desc:** Secondary Bath(s): Double  
Sinks

**Open House Public Count:** 2

**Photo Count:** 50

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified  
Home,Home Energy Rating/HERS

**Room Count:** 12

**Bed Room Description:** 2 Bedrooms  
Down,Primary Bed - 1st Floor,Walk-In Closet

**Open House Public Upcoming:** Public: Sat  
Aug 12, 1:30PM-5:00PM

**Master Planned Community:** Riverstone

**Subdivision Lake Access YN:** 1

**Original List Price:** 980000.00

**Key Map:** 608Y

---

## Property Details

**Parcel Number:** 1286-86-004-0090-907

**Style:** Mediterranean

**Builder Name:** Taylor Morrison

**Acres:** 0.3118

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions,Restricted, Deed  
Restrictions,Restricted

**Lot Description:** Cul-De-Sac

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

**Price Sq Ft List:** 221.22

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

**Stories:** 2

**Ownership:** Full Ownership

---

## Property Features



**Exterior:** Back Yard,Back Yard Fenced,Fully Fenced,Porch,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/Reflective Roof,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Fiberglass,Tankless/On-Demand H2O Heater

**Oven Type:** Double Oven,Gas Oven

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

**Siding:** Cement Board,Stucco

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar

**Dishwasher:** 1

**Countertops:** Granite

Fees & Taxes

**Tax Rate:** 2.2458

**Tax Amount:** 16221

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Grounds,Recreational Facilities

**Fee Other:** 1

**Fee Other Amount:** /250+/Reserve Fee & \$1208 Transfer Fee

Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

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 59 S; exit onto University Blvd; left on University Blvd; right onto W Avalon Dr; right onto Turnells Haven Dr; right onto Clouds Creek Ln; left onto Paterson Crossing; right onto Tarrion Bay Ln; right onto Isabella Bay Ct: home is on your right.

**School Middle:** FORT SETTLEMENT MIDDLE SCHOOL

**Subdivision:** Avalon At Riverstone Sec 18-B

**State:** Texas

**City:** Sugar Land

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions,Restricted

**Disclosures:** Levee District,Mud

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

**Range Type:** Gas Cooktop

**Legal Subdivision:** AVALON AT RIVERSTONE

**Master Planned Community YN:** 1

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

**Disposal:** 1

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

**Legal:** AVALON AT RIVERSTONE SECTION 18-B, BLOCK 4, LOT 9

**DOM:** 5

## Courtesy of

**List Office Name:** KingFay Inc

