



**7535 GUINEVERE DR
SUGAR LAND, TX 77479**

MLS# 27347396

4 BEDROOMS | 3.5 BATHROOMS | 3745 SQFT | 11,883 SQFT LOT

DESIGN & EXTERIOR

- Mature Trees and Landscape
- Covered Front Porch Elevation
- Covered Rear Patio
- Roof 2026
- Sheet Metal Front Porch Roof
- Fresh Interior & Exterior Paint
- 3 car garage

INTERIOR DESIGN

- Grand Two-Story Family Room
- Built-In Living Room Cabinetry
- Butler's Pantry
- Hardwood Flooring Up and Down
- Plantation Shutters
- Gas Fireplace
- Abundant Natural Light
- Spacious Primary Suite
- Updated Grand Primary Bathroom
- Updated Lighting
- Dual Staircases

KITCHEN

- GE Smart Double Built-In Convection Oven w/ Air Fryer. 2026
- Temperature Probe Oven Technology
- Matching 5-Burner Gas Cooktop 2026
- Bosch Dishwasher 2026
- Refrigerator included
- Large Center Island
- Updated backsplash
- Open Kitchen to Family Room

PRIMARY SUITE (1ST FLOOR)

- First-Floor Primary Retreat
- Fireplace in Primary Bedroom
- Vaulted Ceiling
- Dual Vanity Areas
- Generous Walk-In Closets
- Recently Updated Walk-In Shower
- Freestanding Soaking Tub

SECONDARY BEDROOMS

- 3 additional bedrooms
- Large closets in every bedroom
- Each bedroom has separate vanity

MECHANICAL UPDATES

- GAF HDZ Roofing System
- Transferable Roof Warranty
- Upstairs Trane HVAC 2020
- Downstairs Trane HVAC 2021
- Two-Stage Compressor System
- Humidity-Control Comfort System
- Transferable HVAC Warranties

ADDITIONAL UPDATES

- Two Bradford White 40-Gallon Gas Water Heaters 2026
- All Faucets Replaced with Moen Fixtures
- Well-Maintained Mechanical Systems
- Move-In Ready Condition



**PRIME
PROPERTIES**

STEPHANIE NELSON
Broker Owner, ABR, GRI

Phone: 832.752.3509
Stephanie@PrimePropertiesTx.com
www.PrimePropertiesTx.com