

*** **Permanent CARPORT installed in August 2026** ***

FEATURES & UPGRADES

410 KYLE ST., SUGAR LAND, TX 77478

Major Improvements

October 2020

- Replaced existing roof with a new TAMKO composition roof

2020 Renovations

- Expanded and rebuilt the covered backyard patio cover
- Reconfigured space within both bathrooms to enlarge the primary suite
- Relocated closet access to improve functionality and flow

Primary bathroom renovation including:

- New vanity
- New shower
- New plumbing fixtures
- New tile flooring and shower surround
- Pocket door installation
- Added recessed (can) lighting
- New toilets in both bathrooms

Improvements by Previous and Current Owner

Kitchen Upgrades

- Built cabinet and shelves and added new hardware/pulls
- Installed new quarter-round trim
- Applied a fresh urethane finish to cabinetry and woodwork
- Installed a new General Electric gas range
- New stainless range hood
- New Bosch stainless dishwasher
- Installed a new kitchen disposal
- New floor tile
- New granite countertops

Structural & Interior Improvements

- Completed ceiling repairs as needed
- Replaced all windows with Double Paned Low-E Windows
- New interior window shutters
- New ceiling fans in living room and primary bedroom
- Sanded and filled affected areas to create a smooth finish
- Repaired front fascia boards
- Installed an interior support beam along the roof jack area to improve structural stability
- Raised and reinforced the roof jack area and installed a new 2x6 support beam to help prevent future sagging

Hardwood Flooring

- Professionally sanded and refinished all hardwood floors
- Multiple sanding passes completed where needed
- Applied two coats of protective finish/varnish

Attic & Ventilation Improvements

- Added three new attic fans serving the bedroom areas •
- Installed new blown attic insulation

Exterior & Storage Building Improvements

- Replaced roofing on the backyard storage building with 26-gauge R-Panel Galvalume metal roofing
- Replaced pedestrian door on the backyard storage/flex building
- Hardiboard siding on entire home
- Exterior of the home painted

Landscaping

- Added new soil to landscape beds
- Refreshed all landscape beds with new mulch
- Performed yard cleanup and landscape maintenance
- Dedicated irrigation for flower beds

Highlights of 410 Kyle St.

- Honeywell HomeThermostat
- Gorgeous back-yard covered patio
- Garage sized storage/flex building in the backyard
- 2018 Rheem Classic Series Professional Water Heater
- Room for a garden in the large backyard
- Huge laundry room
- Bosch dishwasher
- Double Paned Low-E Windows
- Hardwood floors
- Plantation shutters
- Insulated radiant barrier
- Extra insulation in walls
- So much storage in this home!
- Iconic Belknap/Brookside neighborhood!!

Non-Realty Items, Included with Sale

- Backyard Swing
- Frigidaire Kitchen Refrigerator
- LG Washer
- LG Dryer
- Black + Decker Microwave

BELKNAP/BROOKSIDE

NEIGHBORHOOD OVERVIEW

Belknap/Brookside is one of Sugar Land's original neighborhoods, located near the historic Imperial Sugar area between Highway 90A and Highway 6. It offers larger lots, mature trees, established homes, and a central location that's hard to beat. The neighborhood has deep roots in Sugar Land history, originally housing many workers connected to the Imperial Sugar operation.

Location & Accessibility

Approximately 20 miles southwest of Downtown Houston.

Easy access to:

- Highway 90A
- Highway 6
- US-59/I-69
- Grand Parkway (99)
- Beltway 8

Commuters can reach the Galleria, Medical Center, and Downtown Houston easily.

Airports

Hobby Airport (HOU): approximately 30-35 miles, about 35-45 minutes depending on traffic.

George Bush Intercontinental Airport (IAH): approximately 40-45 miles, about 45-60 minutes depending on traffic.

Shopping

Sugar Land Town Square

The heart of Sugar Land's entertainment district featuring restaurants, shopping, events, festivals, concerts, outdoor activities, and community gatherings.

Nearby shopping includes:

- Sugar Land Town Square
- The Village at Riverstone
- First Colony Mall
- Whole Foods
- Costco
- Trader Joe's
- H-E-B
- Target
- Lowe's
- Home Depot

ENTERTAINMENT & ATTRACTIONS

Baseball

Sugar Land Space Cowboys

The Triple-A affiliate of the Houston Astros plays at Constellation Field, only minutes away. Great family entertainment with fireworks and special events.

Concerts & Shows

Smart Financial Centre

Hosts national concerts, comedians, Broadway-style performances, and family shows throughout the year.

Movies

- AMC First Colony 24
- Star Cinema Grill

Family Fun

- Escapology Escape Rooms
- Art Museum TX - Sugar Land
- Houston Museum of Natural Science at Sugar Land
- Main Event
- Topgolf (nearby in Katy)

Parks & Recreation

Sugar Land is known for its extensive trail systems and parks.

Nearby:

- Sugar Land Memorial Park
- Oyster Creek Park
- Cullinan Park
- Brazos River trails

Sports enthusiasts also enjoy:

- New Territory Sports Complex
- Tennis courts
- Pickleball courts
- Soccer fields
- Youth baseball leagues
- Running and cycling trails

DINING

SugarLand is one of Fort Bend County's dining destinations.

Popular nearby areas include:

- Sugar Land Town Square
- First Colony
- Riverstone
- Imperial Market

Residents enjoy everything from:

- Texas BBQ
- Steakhouses
- Sushi
- Indian cuisine
- Vietnamese cuisine
- Mediterranean restaurants
- Upscale dining and wine bars

Medical Facilities

Within minutes:

- Houston Methodist Sugar Land Hospital
- Memorial Hermann Sugar Land Hospital
- Numerous specialty medical offices and clinics

WHAT MAKES BELKNAP/BROOKSIDE SPECIAL?

- ✓ One of Sugar Land's most historic neighborhoods
- ✓ Mature trees and larger lots than many newer communities
- ✓ No "cookie-cutter" feel
- ✓ Close to Imperial redevelopment area
- ✓ Minutes from Town Square, shopping, dining, and entertainment
- ✓ Strong community atmosphere and established neighborhood character
- ✓ Convenient access to major highways and Houston employment centers

LOW, LOW TAX RATE - NO MUD - VOLUNTARY ANNUAL FEE TO
BELKNAP-BROOKSIDE CIVIC ASSOCIATION (BBCA) -
VOLUNTARY CIVIC ASSOCIATION, CURRENTLY \$20.00 PER YEAR!



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