

SMART BUYER GUIDE

FEATURES & UPGRADES

3514 Cresswell Court

Move-in ready with major System Updates Already Completed

MAJOR SYSTEM UPDATES

- **NEW 2026 Roof:** Premium 30-year architectural shingles.
- **TWO NEW 2026 Goodman HVAC Systems:** Both systems replaced in 2026.
- **Transferable Lifetime Foundation Warranty:** Limited lifetime warranty provides added long-term confidence.

KITCHEN & BREAKFAST AREA

- **Newly Painted White Cabinetry:** Freshly refinished cabinets with modern hardware.
- **Granite Countertops & Center Island:** Abundant prep space for everyday living.
- **Mosaic Tile Backsplash**
- **Built-In Stainless-Steel Appliances:** Range, microwave, dishwasher.
- **Breakfast Area:** Bright Breakfast Area overlooking the backyard.

PRIMARY SUITE

- Dual vanities
- Jetted soaking tub
- Separate glass shower
- Two walk-in closets
- New faucets and vanity lights

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FLEXIBLE FLOOR PLAN

- Family room with gas-log fireplace
- Formal dining room
- Breakfast area
- Flex room ideal for a home office, media room, playroom, or optional downstairs bedroom

RECENT INTERIOR UPDATES

- Carpet-free wood and large-format tile flooring throughout
- Newly painted kitchen cabinetry
- Updated matte black and brushed nickel hardware
- Updated faucets
- Updated designer lighting
- Ceiling fans throughout
- Decora switches and outlets

LOCATION & ADDITIONAL HIGHLIGHTS

- Attached 2-car garage
- Low-traffic cul-de-sac street
- Convenient access to Fort Bend Tollway
- Easy commute to the Texas Medical Center
- Shopping and dining nearby