



3911 FAWN NEST TRAIL SUGAR LAND, TEXAS

5 Bedrooms | 3.5 Bathrooms
3,358 SF Built | 9,305 SF Lot
3 car detached garage
Tax rate: 1.9557 %

- Less than 2 miles away from Sugar Land Town Center, First Colony Mall, easy access to shopping, dining, AMC theatre;
- Zoned to Clements High School, less than one mile away, within walking distance;
- The home did not flood during Harvey;
- No issues, no bursted pipes, during Texas winter freeze in 2021 (insulated and protected pipes very well at that time);

Features:

- Master bathroom remodel (2026)

new walk in shower, new glass frameless shower doors, new granite countertop, new sinks and faucets);

- Brand new faucets and shower faucets in the entire house installed (2026)
- Brand new InSinkErator installed in the kitchen within the last 30 days;

Over the years of ownership:

- Custom paint throughout the house;
- Refinished kitchen cabinets;
- Almost all window blinds were replaced in the home;
- Several light fixtures were replaced: the breakfast area, dining room, wall sconces accent lighting by the sink in the kitchen and in the family room;
- Soundproof window panels installed in the upstairs bedroom facing the side with A/Cs in a blue room (the only room in the house where A/Cs could be heard);
- replaced toilets downstairs;
- both water heaters were replaced several years ago;
- the fence was stained with waterproof stain to preserve the wood;
- Part of the driveway was replaced with new slab;
- ROOT BARRIERS were installed around 9-10 years ago in the front and back of the home and garage to prevent roots from growing towards the foundation.

Don't miss your chance to
secure this beautiful
property!

Ana Peternell
(832) 913-9624

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(281) 203-1099



3911 FAWN NEST TRAIL SUGAR LAND, TEXAS



KELLERWILLIAMS
Luxury



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1 mile**.

MEDICAL
0.2 MI

CLEANERS
0.5 MI

PHARMACY
0.5 MI

COFFEE
0.7 MI

ATM
0.7 MI

MOVIE THEATER
0.7 MI

GROCERIES
0.7 MI

GYM
0.8 MI

GAS
1.2 MI

**MOST
SERVICES
WITHIN**

**1
MILE**



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **26** private schools and **1** charter school within **5 miles**.

**9
RATING**

**PK-5
COLONY MEADOWS
ELEMENTARY SCHOOL
ASSIGNED**

**9
RATING**

**6-8
FORT SETTLEMENT
MIDDLE SCHOOL
ASSIGNED**

**9
RATING**

**9-12
CLEMENTS HIGH
SCHOOL
ASSIGNED**



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



**GOLF COURSE
SWEETWATER COUNTRY CLUB
(1.1 MILES)**



**DOG PARK
PAWM SPRINGS DOG PARK
(1.7 MILES)**



**PARK
RIVERSTONE HOA
CLUBHOUSE
(2.6 MILES)**



NEIGHBORHOOD EATS

This home is located near **109** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	23	PIZZA	8
FAST FOOD	18	STEAKHOUSES	6
MEXICAN	17	ITALIAN	5
ASIAN	13	CHINESE	5
INTERNATIONAL	8	OTHER	11



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