eSign ID: 79ddb4cb-39f2-43c2-b3d5-6c592854c1fa

81 Greensward Ln

SWEETWATER | SUGAR LAND TX 77479

Home Improvements and Features

From renovated outdoor living spaces to updated mechanical systems and upstairs finishes, these improvements enhance everyday comfort and entertaining at 81 Greensward Ln.

Systems and Comfort

- Generator installed in November 2023.
- Two air conditioning units replaced in May 2024.
- New windows and new attic insulation.
- Moen automatic water shutoff system remains with the home.
- Sprinkler System Panel replaced in 2022

Outdoor Living

- Exterior trim repainted in 2026.
- New travertine deck.
- Heated pool with a traditional chlorine system, renovated and resurfaced with PebbleTec.
- Pool chiller and variable-speed pump installed in 2024. Heater monitor replaced in 2026.
- Outdoor kitchen and exterior speakers.

Interior Updates and Entertainment

- Wood flooring installed upstairs.
- Completely renovated upstairs bathrooms and updated ceiling fans.
- Interior repainted in 2021.
- Surround sound system installed approximately four years ago; remains with the home.

Life in Sweetwater

Sweetwater offers an established luxury setting with convenient access to I-69/US 59 and Highway 6. Nearby TPC Houston, formerly Sweetwater Country Club, offers two 18-hole golf courses, tennis, pickleball, indoor and outdoor pools, fitness facilities, dining and social events. Club membership is separate and subject to its terms.

First Colony amenities include pools, parks, trails, lakes, and tennis and pickleball courts, subject to association access rules. Sweetwater also benefits from supplemental Fort Bend County Constable patrol services.

Maria Ruedas | ABR

Martha Turner Sotheby's International Realty

Improvements and dates provided by the seller. Buyers should independently verify details.