



3227 Waters Way Dr

Sugar Land, Texas 77478 • Lakes of Edgewater

For Sale By Owner — Contact Owner Directly

Ph: (281) 801-8754

\$549,000

4 Bed • 2.5 Bath • 2,842 SqFt • \$193/SqFt

Single-Family
Active
MLS# 40285129 • HAR.com



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& showings

Address:	3227 Waters Way Dr	List Price:	\$549,000
Area:	Sugar Land	Orig Price:	\$585,000
Tax Acc #	4768010030050907	LP/SF:	\$193.17
City/Location:	Sugar Land	DOM:	0
County:	Fort Bend	State:	Texas
Market Area:	Sugar Land	Zip Code:	77478
Subdivision:	Lakes of Edgewater Sec 1	Country:	United States
Lot Size:	8,097 / Appr Dist	SqFt:	2,842 / Appr Dist
Master Planned:	Yes / First Colony	Year Built:	1988 / Appr Dist
Legal Desc:	LAKES OF EDGEWATER SEC 1, BLOCK 3, LOT 5	Listing Firm:	For Sale By Owner (FSBO)

SCHOOL INFORMATION

School District:	Fort Bend ISD		
Elem:	HIGHLANDS ELEMENTARY SCHOOL (2 Blocks Away)	High:	DULLES HIGH SCHOOL
Middle:	DULLES MIDDLE SCHOOL	2nd Middle:	

DESCRIPTION INFORMATION

Style:	Georgian / Traditional	# Stories:	2
Type:	Free Standing	Bedrooms:	4
New Construction:	No	Baths F/H:	2 / 1
Frnt. Door Faces:	South	Garage:	2 / Detached Garage

PHYSICAL PROPERTY DESCRIPTION

Stately 4 bedroom brick home on a quiet street with unobstructed lake views and a neighborhood park just steps away. Every room has been fully remodeled with high-end premium finishes. High-end porcelain tile flooring runs seamlessly throughout the entire first floor, including the entry, lounge, family room, dining room, and kitchen. Remodeled kitchen features premium quartz countertops, a gas stove, a custom stove vent hood, under-cabinet lighting, a central island, and a breakfast nook. All stainless steel appliances stay, including a brand new 2026 refrigerator. The primary bathroom features quartz countertops, a double vanity, a standalone tub, and a separate shower. The upstairs bathroom is also fully remodeled with quartz countertops and porcelain tile floors. Extensive structural upgrades include a new roof (2024), new AC system (2025), and completely replaced air duct lines. Fully fenced backyard with a comprehensive front and backyard sprinkler system. Dedicated indoor utility room with washer and dryer included. Access to premier First Colony HOA amenities including 11 pools and the aquatic center.

ROOMS INFORMATION

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	16 x 15	1st	Kitchen	15 x 12	1st
Bedroom	15 x 12	2nd	Bedroom	15 x 12	2nd
Bedroom	14 x 12	2nd	Game Room	18 x 16	2nd

Bathroom Desc:	Primary Bath: Double Sinks, Quartz Countertops, Standalone Tub, Separate Shower
Bedroom Desc:	Primary Bed 1st Floor, Walk-In Closet, Secondary Bedrooms with Built-In Bookshelves
Room Desc:	Living Area-1st Floor, Lounge Room, Family Room, Formal Dining, Utility Room in House
Kitchen Desc:	Breakfast Room, Island, Quartz Countertops, Custom Stove Vent Hood, Open to Family Room

INTERIOR, EXTERIOR, UTILITIES AND ADDITIONAL INFORMATION

Microwave:	Yes	Fireplace:	2 / Gas Connections
Dishwasher:	Yes	Oven:	Gas Oven, Cooktop
Disposal:	Yes	Roof:	Composition (New 2024)
Interior:	High Ceilings, Formal Entry/Foyer, All Stainless Steel Appliances Included (2026 Refrigerator, Washer, Dryer)		
Flooring:	Porcelain Tile, Premium Carpet	Countertops:	Quartz (Kitchen & All Baths)
Exterior Constr:	Brick	Exterior:	Back Yard Fenced, Patio/Deck, Sprinkler System (Front & Back)
Heat:	Central Gas	Cool:	Central Electric (New AC & Duct Lines 2025)
Waterfront Feat:	Lake View (Unobstructed front door water view, wildlife view of migrating birds on the island sanctuary)		
Water/Sewer:	Public Water, Public Sewer	HOA Amenities:	11 Pools, First Colony Aquatic Center, Lazy River, Waterslide, Tennis, Walking Trails, Kayak Rentals
Mgmt Co./HOA:	First Colony HOA / Lakes of Edgewater	Maint. Fee:	Mandatory / \$1,100 / Annually
Taxes:	\$7,588 / 2025 Base	Finance Cnsdr:	Cash Sale, Conventional

PROPERTY PHOTOS — 3227 WATERS WAY DR



Two-Story Family Room. Open to the second floor and filled with natural light.



Remodeled Island Kitchen. Gas cooktop, custom vent hood and quartz counters.



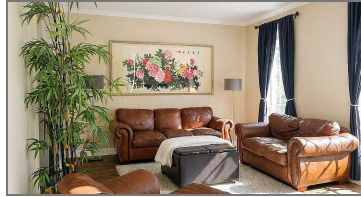
Open Kitchen & Breakfast. Opens to breakfast room and family room; all appliances stay.



Formal Dining Room. Designer drapery and chandelier on porcelain tile.



Grand Two-Story Foyer. Sweeping staircase beneath an arched window.



Lounge Room with Water View. Relax with an unobstructed lake view.



Primary Suite. Spacious, with room for a private sitting area.



Spa-Like Primary Bath. Walk-in shower, double quartz vanity and standalone tub.



Remodeled Secondary Bath. Quartz counters and porcelain tile floors.



Primary Walk-In Closet. Spacious walk-in closet in the primary suite.



Secondary Bedroom. Generously sized upstairs bedroom.



Fourth Bedroom. Bright and comfortable upstairs retreat.



Upstairs Bonus Room. Versatile space, perfect for entertaining.



Bright Third Bedroom. Bright and spacious upstairs bedroom.



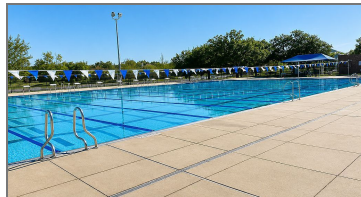
Classic Brick Elevation. Mature palms and manicured landscaping.



Lake & Neighborhood Park. Tranquil water views just steps from the door.



First Colony Aquatic Center. Lazy river, waterslide and resort pools.



Community Pools. One of 11 pools included with HOA membership.

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