



1118 WENTWORTH DRIVE



2,136 SQFT



6,299 SQFT LOT



4 BEDROOMS



2.5 BATHS

PROPERTY HIGHLIGHTS

- Two-story Pearland home with 4 bedrooms, 2.5 baths, and 2,136 square feet of living space
- Extensively updated by the owners from 2015 through 2026 — roof, siding, HVAC, flooring, kitchen, and primary bath all addressed
- Open living area anchored by a floor-to-ceiling stone fireplace with a new mantle
- Luxury vinyl flooring and tile throughout the entire first floor, with brand-new carpet upstairs
- Convenient 77584 location near Highway 288, shopping, the Medical Center corridor, and Pearland ISD schools

MAJOR SYSTEMS & EXTERIOR UPDATES

- New roof (2026)
- Hardie board plank siding, full exterior paint, and new gutters (2022)
- Evaporator coil replaced (2024)
- A/C condenser replaced (2023)
- Back and side wood privacy fence (2024)
- Front and back storm doors replaced (2020)

INTERIOR FEATURES & FINISHES

- High-end luxury vinyl flooring throughout the downstairs, replacing the original carpet (2020)
- Brand-new carpet upstairs (2026)
- New paint in the upstairs secondary bedrooms
- New 4-inch baseboards downstairs (2020)
- Tile fireplace surround replaced with floor-to-ceiling stone (2022)
- New mantle above the fireplace (2022)
- 20x20 tile in the kitchen and breakfast area (2020)
- 20x20 tile in the laundry room with matching tile baseboards (2020)

KITCHEN & BATHS

- Formica kitchen countertops replaced with quartz (2022)
- Half bath vanity replaced (2020)
- All three toilets replaced (2020)

PRIMARY SUITE

- Primary bath fully remodeled — walk-in shower, cabinets, granite countertop, sinks, faucets, linen closet, and tile (2018)
- Carpet replaced with luxury vinyl flooring (2026)
- New baseboards and fresh paint (2026)
- Crown molding added (2020)

OUTDOOR LIVING

- Paver surround at the back patio (2015)
- Tuff Shed storage building (2022)
- Wood privacy fence along the back and side of the yard (2024)



HOUSTON
PROPERTIES
TEAM

REAL



Yolanda Ames

Top Ranked Realtor
Real Broker, LLC
(832) 452-7148
Yolanda@HoustonProperties.com