

Things a buyer may want to know

2807 Canyon Dr.
Pearland, TX 77584

Age of:

Water heater – 5 yrs.
Roof – 2 yrs.
AC unit upstairs- 3 yrs
AC unit downstairs- 3 yrs
Furnace upstairs- 3 yrs.
Furnace downstairs- 3 yrs.

Upgrades include:

2014:

Video surveillance
9X14 Garage room with a/c
Garage storage lift w/ lighting and flooring

2015:

5K gallon Koi Pond
Suncoast Shed installed as pond storage and work shop
Gated area behind the garage

2016:

Garage door opener

2017:

Landscape with rock/stone

Replaced fence

2018:

Solar screens

Lean to Shed

2019:

Pool renovated

New Coping stones

Replastered with quartzite

New Hayward 320 cartridge filter

New Hayward heater

LED color lights

Automation with App

2023:

Ext ceiling fans on patio

Stainless microwave, Stainless double oven
& Stainless gas cook top

Replaced all faucet hardware upstairs and down

Interior paint

String lights on patio

Interior ceiling fans

Added roof ridge and Remington solar attic vents

2024:

Klipsch Speakers added to game room for 7.1 surround sound

Complete roof replacement

Remington solar attic vent replaced

Added solar vent to garage

2025:

50amp Manual transfer switch installed in garage

A/C soft start installed on upstairs a/c unit

Upgraded pond pump to variable speed

New filtration barrels and plumbing

2 55watt UV lamps installed

Installed carbon fiber epoxy'd pond liner w/drain in waterfall

Epoxy coated main pond area with 10 gal Total Epoxy

Additional Items:

Home wired for Surround Sound with built in speakers

Wired with cable and fiber optic internet

Trash day is Monday & Thursday