



*3602 Avey Ct  
Pearland, TX 77584*

## *Home Features & Recent Updates*

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| <ul style="list-style-type: none"> <li>● <b>RARE OVERSIZED 12,606 SF LOT</b> – offers excellent possibilities for a future pool, plus a generous side yard, full fencing and a beautiful mature oak positioned toward the back of the property. <b>Imagine the possibilities!</b></li> </ul> |                                                                                                                                                                          |
| <ul style="list-style-type: none"> <li>● Landscaped front walkway leads guests to a Welcoming Front Porch with New Lighting.</li> </ul>                                                                                                                                                      | <ul style="list-style-type: none"> <li>● From the kitchen, step out onto a private patio – great for entertaining.</li> </ul>                                            |
| <ul style="list-style-type: none"> <li>● MOVE-IN READY 1-story 3 bed / 2 bath home with Split Floor Plan</li> </ul>                                                                                                                                                                          | <ul style="list-style-type: none"> <li>● RECENT ROOF – 2022 – for added peace of mind!</li> </ul>                                                                        |
| <ul style="list-style-type: none"> <li>● KITCHEN REFRESH – Freshly painted cabinetry, new stylish hardware, new microwave and updated faucet</li> </ul>                                                                                                                                      | <ul style="list-style-type: none"> <li>● FRESHLY PAINTED INTERIOR FRONT DOOR – updated color gives the foyer a fresh, modern look.</li> </ul>                            |
| <ul style="list-style-type: none"> <li>● Large Kitchen Island with additional seating for casual dining.</li> </ul>                                                                                                                                                                          | <ul style="list-style-type: none"> <li>● Open Dining Room with plenty of light and elegant chandelier</li> </ul>                                                         |
| <ul style="list-style-type: none"> <li>● Family Room with full-length windows and lots of natural light overlooks a private patio and the expansive backyard</li> </ul>                                                                                                                      | <ul style="list-style-type: none"> <li>● UPDATED LIGHTING – Brushed-nickel ceiling fans and selectable-color LED lighting throughout</li> </ul>                          |
| <ul style="list-style-type: none"> <li>● REFRESHED Second Bathroom – Updated mirror, brushed nickel faucets/fixtures, LED lighting and new cabinet hardware</li> </ul>                                                                                                                       | <ul style="list-style-type: none"> <li>● Handsome fireplace with stacked crown molding, stylish tile surround and FRESHLY PAINTED FIREBOX</li> </ul>                     |
| <ul style="list-style-type: none"> <li>● PRIMARY SUITE – Spacious bedroom, large walk-in closet with built-in shelving, and new LED lighting with selectable color</li> </ul>                                                                                                                | <ul style="list-style-type: none"> <li>● REFRESHED Primary En Suite – Updated mirrors, brushed nickel faucets/fixtures, LED lighting and new cabinet hardware</li> </ul> |
| <ul style="list-style-type: none"> <li>● Wood-look tile flooring throughout – NO CARPET!</li> </ul>                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>● Open Floor Plan with arched entries, high ceilings and spacious living</li> </ul>                                               |
| <ul style="list-style-type: none"> <li>● Enjoy morning walks along the quiet cul-de-sac with plenty of shady oak trees</li> </ul>                                                                                                                                                            | <ul style="list-style-type: none"> <li>● Sprinkler System – Front and Back Yards – to help keep the lawn fresh and green</li> </ul>                                      |
| <ul style="list-style-type: none"> <li>● Conveniently located with easy access to 288 and SH 6.</li> </ul>                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>● Zoned to Pearland ISD / Glenda Dawson High School</li> </ul>                                                                    |

**SILVERLAKE COMMUNITY AMENITIES** – Welcome to the Silverlake community offering access to a community clubhouse, multiple distinct green spaces, community pools, splashpad, serene lakes, walking and bike trails, tennis courts, volleyball courts, pickleball courts, and the Stonebridge baseball field and Stonebridge Park soccer fields. Golf enthusiasts can enjoy the nearby Southwyck Golf Club links-style golf course!