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Seller Updates and Important Information

2026

- Replaced Toilets

2023

- New roof installed
- Patio extension and vaulted cover
- Shed was added and includes LVP flooring, added lighting, window, built in shelving and a ridge vent.

2022

- Epoxy flooring in the garage
- HVAC replaced
- Foundation Repair completed.
- Luxury Vinyl Plank flooring installed
- Interior paint
- Front yard added sprinklers.

Exclusions:

- TVs and mounts. Living room, back patio, garage.
- All storage racks and hanging shelving in garage.
- Custom wood shelves in 2nd bedroom (girls room).

Noteworthy Facts:

- The attic in the garage is 90% decked for added storage and the attic inside the home has added decking for storage.
- Refrigerator in the kitchen, the washer and dryer are negotiable.
- The mini pool in the backyard is complete with a water filter. It can stay or go per the buyer's preference. If removed sod will be laid in its place.

Why the sellers have loved living here:

- Pearland ISD.
- So many great restaurants close by.
- The parks and ponds nearby.
- The neighborhood is great for walks with all of the cul-de-sacs.
- Quick access to Pearland Parkway and Beltway 8.
- The best Home Depot I've ever shopped at!
- Golf carting wherever we need to.
- Hometown activities at Independence Park like the Christmas lights and the Santa parade down Broadway, etc.