



921 FALLING LEAF DRIVE

IMPROVEMENTS & PROPERTY FEATURES

COMPREHENSIVELY REBUILT IN 2020–2021

This home was rebuilt within its original brick and frame shell, with the interior taken down to the studs and foundation.

Sheetrock, electrical, plumbing, HVAC, windows, doors, finishes and other major components were replaced, creating an essentially reimagined home within the original structure. Additional improvements have continued through 2026.

GENERAL & RECENT IMPROVEMENTS

- Rebuilt in 2020–2021 with continued improvements through 2026
- New roof – 2025
- New gutters – 2026
- New exterior siding – November 2023
- New front door – 2026
- New back door installed during renovation
- All windows replaced
- Interior and exterior paint and trim replaced
- All interior doors, including bedroom and closet doors, are solid wood
- Professional abatement completed by ARC in 2020, with post-removal air-quality testing by Loflin Environmental
- Garage finished with stained paneling; open ceiling provides additional storage and ventilation

ELECTRICAL & LIGHTING

- Two breaker panels, all wiring and electrical devices replaced
- Electrical work completed by RES Electrical of Friendswood
- Selectable-color LED lighting throughout much of the home (3500K–5000K)
- Kitchen countertop outlets concealed beneath cabinetry
- Appliance outlets hidden within appliance-garage cabinetry
- Island outlets concealed beneath island
- Kitchen prewired for an additional light fixture above island
- Recessed, energy-efficient LED soffit lighting around home and garage
- Exterior flood/security lighting at front of home and garage
- Electrical outlet available at fire pit area
- Electrical outlet at base of backyard oak for landscape lighting
- Weather-resistant exterior outlets with in-use covers

PLUMBING

- Repiped with PEX and all plumbing fixtures replaced
- Plumbing work completed by Epic Plumbing of Pearland
- Exterior water supply on a separate loop, allowing exterior lines to be shut off and drained during freezing weather while maintaining interior water service
- On-demand water heater located at exterior
- Plumbing available near rear primary-bath wall for a future outdoor restroom

HVAC & MECHANICAL

- Two separate heating and air-conditioning systems
- Systems installed and maintained by Dalton AC of Pearland
- Routine professional servicing (most recently September 2026)

HOME PROTECTION & FIREPLACE

- Termite preventative treatment applied by Scott's Pest Control while wall studs were exposed during rebuild
- Home and garage professionally fitted with wildlife exclusion to help prevent wildlife from entering the home, garage and attic (installed by The Critter Squad of Alvin)
- Fireplace and chimney repairs completed by Bay Area Chimney to bring components to current standards

OUTDOOR LIVING & GROUNDS

- Nearly 100-year-old live oak creates a stunning backyard centerpiece
- Native plantings near rear patio provide habitat and attract birds, bees, pollinators and hummingbirds
- Raised garden beds filled with organic soil and ready for seasonal planting
- Louvered privacy wall added to rear patio cover in summer 2026 (louvered panels can be removed for a more open-air patio)

PROPERTY INFORMATION

- Pipeline easement at rear of property released and recorded with Galveston County in July 2026 (pipeline is abandoned and will not be returned to service; buyers should independently verify)
- This home has never flooded

Renovation photos available upon request.