

2045 MELANIE LANE, PEARLAND, TX 77581

3 BD | 2 BA | 2,083 SQ. FT | 0.53 ACRE LOT

OFFERED AT

\$179,900



To get listing and finance info about this property, text LIST2690140 to 800.701.6509

## ABOUT THIS PROPERTY

Handy-man special! This charming house is perfect for someone looking to put in a little elbow grease to make it beautiful again. Sitting on a half acre lot, this home features a fenced back yard with beautiful mature trees and a storage shed. We have a 3D virtual tour of the entire property so please ask your agent or contact our office if you are unable to find that link. This home may qualify for a mortgage but you need to verify that with your lender. We have an appraisal from August 17, 2019 valuing the home at \$214,000. That report is attached to this listing.



### TARL ANDERSON

Tarl Anderson Properties

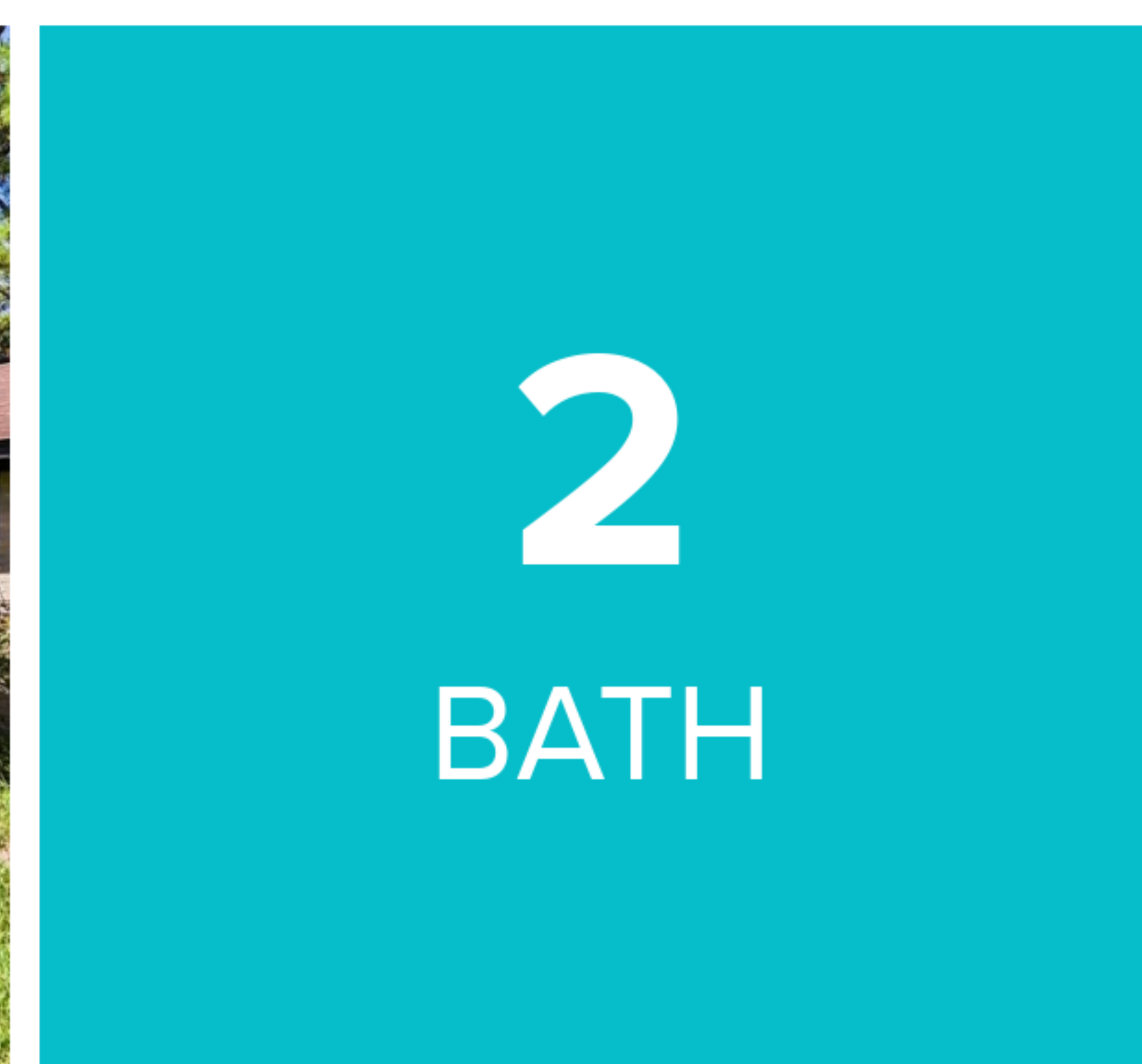
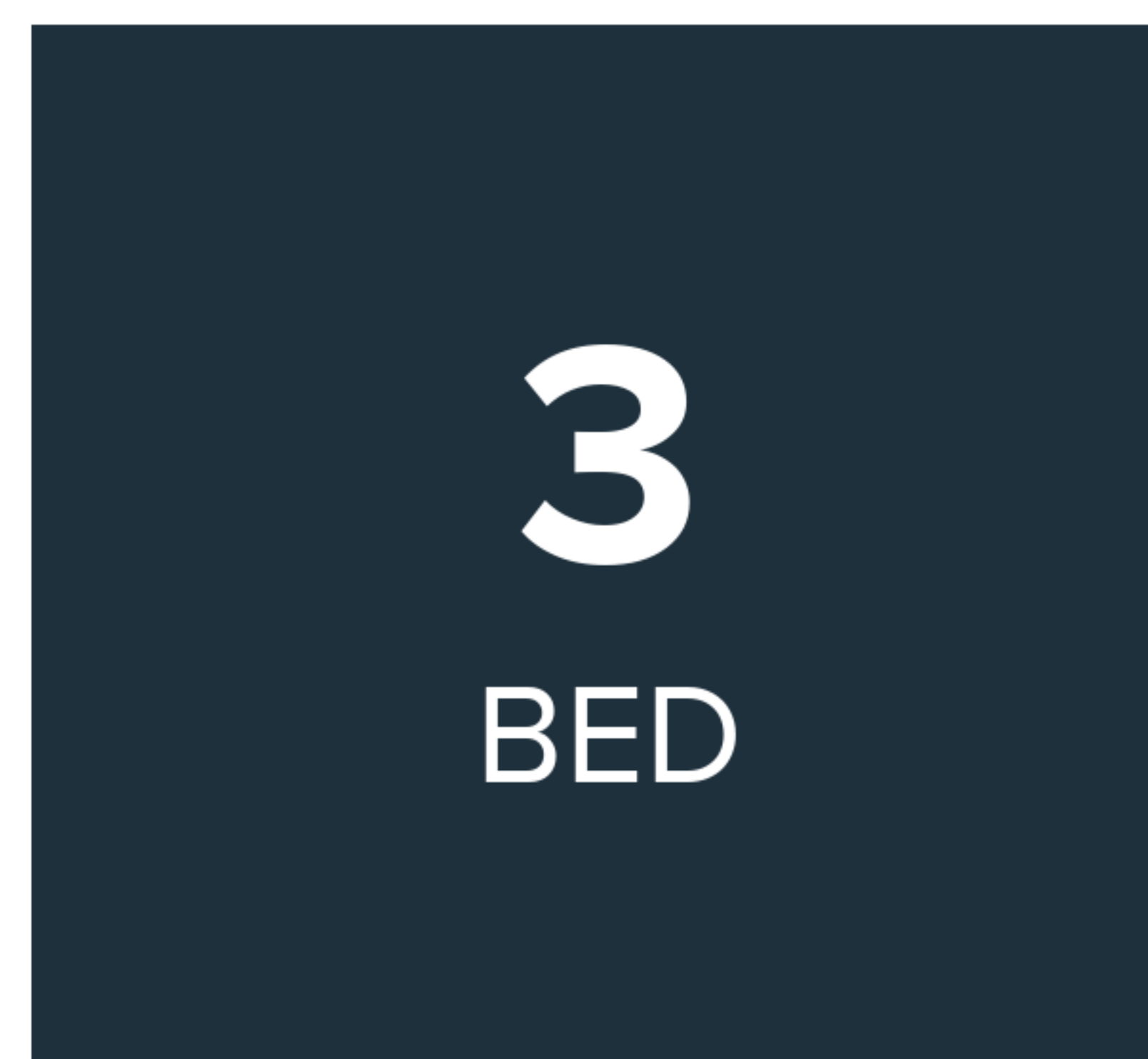
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AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within 2 miles.

- GAS 1 MI
- CLEANERS 1 MI
- PHARMACY 1 MI
- ATM 1.1 MI
- GROCERIES 1.3 MI
- GYM 1.4 MI
- MOVIE THEATER 1.9 MI
- MEDICAL 2.1 MI
- COFFEE 2.7 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 10 private schools within 5 miles.

- 8 RATING**  
5-6 LEON HIGH SABLATURA MIDDLE SCHOOL ASSIGNED
- 9 RATING**  
7-8 PEARLAND J H WEST ASSIGNED
- 7 RATING**  
9-12 PEARLAND HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE CLEAR CREEK GOLF COURSE (2.8 MILES)
- PARK OLD CITY PARK (8.2 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 44 moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

FAST FOOD .....	9	BARBECUE .....	4
MEXICAN .....	7	STEAKHOUSES .....	2
AMERICAN .....	7	ITALIAN .....	2
ASIAN .....	6	FRENCH .....	1
PIZZA .....	5	OTHER .....	7

