

2423 Ameno Drive, Pearland, TX 77581

Bellavita at Green Tee



Home Features & Upgrades

Nestled in the desirable Bellavita at Green Tee, an Active 55+ gated community, this home offers many upgraded amenities. Open floor plan, high ceilings, 18" ceramic tile and crown molding, upgraded chandeliers, light fixtures and ceiling fans throughout, arches and columns add to the stunning architectural design. Large living room, study with French doors, formal dining room, breakfast area. Kitchen with 42" cabinets, granite counters, chef prep island, stainless appliances, breakfast bar. Master overlooks the spacious backyard perfect for an outdoor kitchen, additional patio, gazebo – let your imagination wander. Home is the perfect layout for entertaining! Community features includes a Clubhouse hosting many events, Fitness Center, Game Room, Swimming Pool and Spa, 11-acre lake with winding trails. HOA fee covers front lawn maintenance, security monitoring, basic cable, front door stained every 2 years (next April 2020), exterior paint every 9 years.

Interior

- 2011 home, with stunning arches and column accents, 2 Bedroom, 2 Full bath, Study with closet, 2 car garage, 2086 SF, lot 8378 SF
- Front door faces East
- Large Family room (20x18) high ceiling, 18" ceramic tile floor, crown molding, stunning arches and column accents
- Kitchen (17x15) 42" mahogany cabinets, granite counters, chef prep island, pull-out drawers, soft-closing cabinets & drawers, stainless steel appliances, crown molding, 18" ceramic tile floors
- Breakfast (13x9) 18" ceramic tile floors, crown molding, door leads to the patio
- Study (13x10) French doors, hardwood floors, crown molding, closet – can be a 3rd bedroom or office
- Dining Room (11x10) crown molding, 18" ceramic tile floors, stunning arch accents
- Large Master (17x16) 3 windows bring in plenty of natural light and overlook the spacious backyard, crown molding, master bath has granite counters with dual sinks, large walk-in glass shower with bench seat and grab bar, jacuzzi bathtub, walk-in closet

Interior (cont'd)

- Full bath with large walk-in shower and bench seat, granite counters
- Utility Room (11x6) with built in shelf
- Bedroom 2 (14x10) large walk-in closet

Exterior / Community

- Patio (25x7) – enjoy your morning cup of coffee
- Sprinkler system for entire property
- Rain gutters front and back
- Water softener system
- Garage epoxy covered floors, built in shelves
- Spacious backyard perfect for an outdoor kitchen, additional patio, gazebo – let your imagination wander
- Clubhouse has numerous activities, events and organizations
- State of the art fitness center
- Billiards, Ping Pong, Shuffle Board, Computer Room
- Swimming pool and spa
- 11-acre lake with winding trails
- HOA fee covers front lawn maintenance, security monitoring, basic cable, front door stained every 2 years, exterior paint every 9 years.
- Close to numerous grocery stores and specialty shops
- Easy access to Beltway-8 and SH-45

Exclusions: NONE **Negotiable:** NONE

As per seller



Family Room



Family Room



Dining Room



Study



Master Bedroom



Bedroom

Exclusions: NONE Negotiable: NONE

As per seller