

2102 PECAN TRAIL DR
Pecan Grove Plantation
Features

3 BEDROOM / 3.5 BATH / 3,819 SQ.FT. / POOL / YR BUILT: 1991 / TAX RATE 2.365%

WHAT WE LIKE ABOUT OUR HOUSE

ENDLESS VIEW OF THE PECAN GROVE GOLF COURSE
NORTH—SOUTH EXPOSURE WITH NORTH FACING VIEWS OF THE GOLF COURSE
PRIVACY - NO BACK NEIGHBORS
QUIET STREET - VERY LITTLE TRAFFIC
ZONED TO FORT BEND ISD - PECAN GROVE ELEM, BOWIE MS, TRAVIS HS
HYDRAZZO POLISHED DARK BOTTOM POOL RE-PLASTER IN 2011
HEATED POOL/SPA WITH 6' DEPTH
ROOF IS 1.5 YRS OLD—REPLACED IN 2018
OVERSIZED GUTTERS ADDED IN 2018
NEW DECK AND CEDAR FENCE (DEC 2019)
UV FILM ON KITCHEN AND LIVING ROOM WINDOWS
PROFESSIONAL GAS COOKTOP WITH HIGH OUTPUT VENT HOOD
PROFESSIONALLY LANDSCAPED 3 YRS (2017)
FULL SPRINKLER SYSTEM
REMOTE CONTROL GAS FIREPLACE
SCREENED VERANDA WITH TILE FLOOR
WIRELESS SECURITY SYSTEM
STEREO SPEAKERS WIRED IN WALLS THROUGHOUT 1ST & 2ND FLOOR
OVERSIZED 1ST FLOOR GAMEROOM WITH FULL BATH AND DIRECT POOL ACCESS
(GAMEROOM CAN EASILY BE CONVERTED TO A 4TH BEDROOM)
BAYOU BEND HOMES WITH ORIGINAL FLOOR PLANS
ORIGINAL HOME SURVEY PROVIDED FOR INFORMATION ONLY
ORIGINAL HOMEOWNERS