



HELLO
& WELCOME!

My name is Julie and my husband's name is Arun. I was born and raised in South Florida and Arun is from the Jersey Shore. We met in April 2014 and were married a few years later. We have since taken a leap of faith by moving to the Houston metro area and now call the city of Pearland our home. We had a new addition to our family in 2019, a fun loving, bright eyed boy named Joshua who we have watched grow up over the past 11 months in this wonderful place.

We stumbled upon Southern Trails in 2016 and we immediately fell in love with this community. It is a beautiful and family-friendly neighborhood in close proximity to shopping, dining, and entertainment. We enjoy taking long walks along the trails, dips in the community pool, and trips to the recreational center on rainy days. Our neighbors are extremely friendly, respectful of our shared spaces, and definitely look out for each another. I always comment on how safe I feel living here, how the community grounds are kept in pristine condition, and how established Southern Trails has become since we first moved here.

We dreamed of living in a one story home with a practical layout which worked for our everyday living. We found exactly that in the 'Ashton Woods Colton Model'. We have received so many compliments on the expansive kitchen island, the open concept living areas, and the hardwood floors throughout. We were really happy that we did not have to convert any bedrooms into functional spaces. We have a dedicated office space, a game/media room, and a multi-purpose flex room which we've used as an office, playroom, and reading room. We also love that every bedroom has a bathroom attached. My favorite thing about this house is just how cozy it is. After a long day at work coming home is always a great feeling knowing I can just unwind and relax from my day. I don't think seeing the beautiful sunsets every evening hurt either. That view from our backyard will never get old.

This home is filled with so much love and memories. We started our married life here, created a family when we brought our baby boy home, and always say we are blessed for being able to live in such a beautiful place. The only reason we are selling our home is so we can be closer to our family and friends. We wish we could just pick this house up and move it with us, that's how much we have enjoyed living here. We truly hope the new owners get all the feels we get every time we think about this home and hope they experience the same good fortune that we have received while living here.

BEST WISHES,
Arun, Julie, and Joshua

3588 MUSTANG RIDGE

4 BED | 3 FULL & 2 HALF BATH | 3,727 BUILT SQ FT | 8,939 LOT SQ FT
3 CAR TANDEM GARAGE | 1.5 STORY | BUILT SEP 2017
BUILDER/HOMEOWNER UPGRADES: \$100,000

- **KITCHEN/BUTLER PANTRY:** COUNTERTOPS, BACKSPLASH, APPLIANCES, KITCHEN ISLAND SINK WITH SHELVES
- **FIREPLACE:** SURROUND AND MANTLE
- **MASTER BATH:** COUNTERTOPS, RAISED CABINETS, TILE FLOORING, TUB SURROUND, SHOWER STALL TILE, BEVELED MIRROR'S, SQUARE SINKS
- **SECONDARY BATHROOMS:** COUNTERTOPS
- FRONT DOOR, STUDY DOORS, 8' DOORS THROUGHOUT
- **POWDER ROOM:** TILE FLOORS AND PEDESTAL SINKS
- WALL PAINT
- ENTIRE HOME WINDOW TREATMENT
- HARDWOOD FLOORING AND STAIRCASE WITH IRON BALUSTERS
- KITCHEN PENDANT LIGHTS (\$2000), FOYER PENDANT LIGHTS (\$1000), DINING ROOM CHANDELIER (\$2500 WITH DIMMER), FLEX SPACE CHANDELIER
- ADDED FANS IN ALL BEDROOMS
- MASTER BEDROOM CUSTOM CLOSET SYSTEM (\$7500) – INCREASED CLOSET SPACE AT TIME OF BUILD
- ADDED \$40,000 GAME ROOM UPSTAIRS WITH POWDER ROOM
- WHOLE HOUSE WATER CONDITIONING SYSTEM (\$3000)
- GAME ROOM: ADDED IN CEILING SURROUND SOUND SPEAKERS
- PRE-WIRED HOME: SPEAKERS AND SECURITY CAMERA SYSTEM
- SECURITY SYSTEM WITH TWO KEYPADS
- RING: DOORBELL, FRONT AND BACKYARD CAMERA FLOOD LIGHT SYSTEM
- 6 ZONE AUTOMATIC SPRINKLER SYSTEM
- WASHER AND DRYER
- REFRIGERATOR
- STUDY, FLEX ROOM, FORMAL DINING, NO NEIGHBORS BEHIND (GREEN SPACE TO BECOME USEFUL AREA FOR THE NEIGHBORHOOD), HIGH CEILINGS VERY LARGE KITCHEN ISLAND, FUNCTIONAL LAYOUT
- QUIET AREA, VERY FRIENDLY NEIGHBORS, FAMILY FRIENDLY COMMUNITY
- COMMUNITY CENTER WITH POOL, JIM, KIDS PLAYGROUND, LOTS OF WALKABLE GROUNDS
- NEIGHBORHOOD IS MINUTES FROM SHOPPING, GROCERY STORES, SCHOOLS AND HIGHWAY

