

11739 Arroyo Springs Lane, Pearland, TX 77584 - Southern Trails



Home Features & Upgrades

Welcome to your well-appointed and meticulously maintained Village Builders Energy Star Certified home, built in 2017 with 4 bedrooms and 3.5 baths. Open floor plan perfect for family gatherings and entertaining. Separate study with wood beam accent ceiling, perfect for your home office. Kitchen offers upgraded 42" off-white cabinets with pinstripe accents, granite counters, mosaic tile backsplash, large chef prep island with barstool seating, stainless appliances. Second floor bedroom perfect for your extended family or budding young adult. Sit and enjoy your morning cup of coffee or evening beverage in your covered patio with a summer kitchen. High ceilings with trays, arch accents, picture frame inserts and wrought iron railing, Juliet balcony overlooks the foyer. Large master suite with large walk-in glass shower with bench seat, garden soaking tub. Formal Dining Room with crown molding and chair rail.

Interior

- Village Builders home, 2017, 4 bedroom, 3.5 baths, 2 car garage, 3,084 SF, lot 7,688 SF
- Mahogany finished 8' speakeasy style front door faces South with keyless and auto lock entry
- Vaulted ceilings with tray accents, arches, hardwood, tile & carpet flooring, Juliet balcony overlooks the foyer, wrought iron railings, open floor plan perfect for family gatherings and entertaining
- Family room (17x17), vaulted ceiling, gas-log fireplace with faux stone mantel, wired for surround sound, 6 tall windows provide plenty of natural light
- Kitchen (14x11) 42" off-white cabinets with pinstripe accents, granite counters, mosaic glass backsplash, 5 burner gas range, stainless appliances, large chef prep island with barstool seating, farmhouse style sink, pull out trash bin cabinet and 3 large pull out drawers
- Breakfast room (11x10) overlooks the backyard
- Master (18x15) with 14' ceiling, bay accent wall, crown molding, master bath with dual vanities, glass walk-in shower with bench seat, oval garden soaking bathtub, tile floor
- Study (12x11) wood beam accent ceiling, bay wall with bench seat, closet with shelves
- Bedroom 4 (13x12) 2nd floor, full bath outside room perfect for your young adult or extended family
- 2 Full baths with combined shower / tub & Half Bath
- Game room (20x14) 2nd floor, floating outlet in floor

Interior (cont'd)

- Formal Dining Room (13x11) crown molding, tray ceiling, chair rail molding, arch accent windows
- Bedroom 2 (12x11) 1st floor
- Bedroom 3 (12x11) 1st floor
- Utility Room (9x6) with built-in cabinets
- Unique mud room wall with decorative hooks

Exterior / Community

- Sit and enjoy your morning cup of coffee or evening beverage under the covered patio (15x7) with summer kitchen, includes granite counter, grill, sink & refrigerator. Extra concrete pad (15x9) perfect to extend your covered patio
- Security System
- Dual AC units
- Dual 40 Gallon water heaters
- Full coverage sprinkler system
- Full coverage gutters
- French drain
- Solar lighting accents in front landscape
- TechShield radiant barrier
- Southern Trails is west of SH 288 with easy access to the Med Center and Downtown. Centrally located near restaurants, retail centers, and the Pearland Town Center. Community amenities include a Clubhouse with fireplace, television & kitchen, fitness center, 8000 sf swimming pool, wading pool with play spray features, parks & picnic pavilions, miles of hike and bike trails, beautiful lakes with fountains throughout the community. Zoned to Alvin ISD.