

12046 Pender Ln.

Meadows Place, TX 77477

Long-time owner since 2003, has raised their family here, loved being across the street from a park and the highly-rated elementary school and in the wonderful City of Meadows Place. Mark McGrath Municipal Park is a short distance away and features: Field House, baseball fields and a lake that is stocked with fish (for catch & release). Also, a Community Garden, Outdoor Classroom and Outdoor Gym.

This beautiful and stately 4 bedroom, 2 ½ bath brick traditional home has been extensively updated, improved and maintained. The Pool and lush back yard has been a natural draw to family and friends over the years. The home features living room, dining room, den with woodburning fireplace and kitchen and breakfast rooms downstairs; all bedrooms are up. See below for Features & Amenities room-by-room and a summary of Improvements at the end of this write-up including some of the highlights of living in this small-town community and the City of Meadows Place.

### Front

Impressive street presence that features:

- Stately balanced Brick Traditional Colonial-style 2-story home that has 4 white columns and a front porch;
- Landscaped front yard that has: mature trees (oak, maple, pine), flower beds and a zoned sprinkler system to keep yard and beds healthy;
- Walkway is new as of 2020, sidewalks have also been replaced earlier;
- Roof replaced in 2012;
- Foundation repaired in 2012;
- Directly across the street is Meadows Elementary, an exemplary school, that is being newly re-built with a 2021 completion date. There is a Park on one end with tennis courts. This is like having a huge front yard to look at and enjoy. Just down the street on Brighton Street is a central park and lake grounds complex surrounding a field house with public restrooms and concession stand. This area consists of 2 fenced-in baseball fields and 2 outside baseball fields with backstops only. A ½ mile jogging trail surrounds the main 8 acre portion of the lake park grounds with additional trail leading up to the lake. There are additional parks and pocket parks located in Meadows Place.

### Entry/Foyer

- 19 ½”-square stone-like Italian porcelain tile floor;
- Double metal front doors;
- Neutral tone wall color, white ceiling & trim;

### Staircase

- Carpet runner, newly replaced 6/20;
- Wood rail, white balusters;
- Newer metal/frosted globe light fixture at top of stairs.

### Living Room. 16'10x11'6

- Wood floor;
- Neutral tone wall color, white ceiling & trim;
- Crown and base moldings;
- Built-ins on west wall with center section for TV;
- Sconces on either side in center section;
- 1 window is E-facing (2" faux wood blinds, typical throughout).

### Dining Room. 11'6x10'

- Wood floor;
- Neutral tone wall color, white ceiling & trim;
- Chair rail and wainscoting;
- Newer brushed metal with frosted glass 2-light fixture;
- Openings/door to Foyer & Butler's Pantry areas;
- Access door to under-stairs storage area.

### Butler's Pantry area.

- 19 1/2"-square stone-like Italian porcelain tile floor;
- Neutral tone wall color, white ceiling & trim;
- Wood cabinet with wood counter top, shelves with bead board backing and arched-framed at the top;
- Recessed light.

### Den/Family Room. 15'x13'

- Wood floor;
- White-painted ceiling beams;
- Neutral tone wall color, white ceiling & trim;
- Corner wood burning fireplace with brick hearth & surround;
- Gas line, gas logs;
- 4 windows, with 2" faux wood blinds, are W-facing and overlook the lush back yard and Pool area.

Breakfast Room. 13'x8'6"

- Wood floor;
- Neutral tone wall color, white ceiling & trim;
- 3-window bay window is W-facing and overlooks back yard Pool area;
- Newer wrought iron light fixture with frosted glass.

Kitchen. 15'x9'

- 19 ½"-square stone-like Italian porcelain tile floor;
- Neutral tone wall color, white ceiling & trim;
- Kraftmaid wood cabinets, elegant granite counter tops, stone-like tile backsplash with accent tiles;
- Cast iron, white porcelain sink with vegetable sink;
- Newer brushed metal plumbing fixture;
- 5 recessed lights;
- Stainless steel dishwasher (stainless interior); white Jenn-Air gas cooktop; white GE microwave oven; electric wall oven;
- Large granite top counter between kitchen & breakfast areas;
- Pantry & broom/storage closets;
- Door to 2-car attached garage.

Powder Room.

- 19 ½"-square stone-like Italian porcelain tile floor;
- Neutral tone wall color, white ceiling & trim;
- Wood cabinet with replaced "leathered" counter top;
- Brushed metal plumbing fixture;
- Metal-framed mirror;
- Brushed metal light fixture, 3 lights;
- W.c.

Attached Garage.

- 2 doors with automatic door openers;
- 1 window is E-facing;
- Washer/dryer connections;
- Door to back yard.

Upstairs.

Hallway.

- Carpet, newly replaced as of 6/20;
- Storage closet; Attic access stairs;
- Newer light fixture with frosted glass globe.

Master Bedroom. 18'x11'6

- Carpet, newly replaced as of 6/20;
- Walk-in closet;
- Neutral tone wall color, white ceiling & trim;
- 1 window is E-facing;
- Ceiling fan with light fixture, 2 lights.

Master Bath.

- Wood-look tile floor;
- Wood cabinet with cultured marble vanity and counter top;
- Oil rubbed plumbing fixture;
- Metal light fixture, 3 lights;
- 1 window is E-facing;
- Tub with tile surround, built-in shampoo & soap shelves, newer light fixture over tub;
- Linen closet;
- W.c.

Bedroom # 2. (NW) 12'x10'

- Carpet, newly replaced as of 6/20;
- Neutral tone wall color, white ceiling & trim;
- 2 windows are W-facing;
- Walk-in closet;
- White metal ceiling fan with light.

Hall Bath.

- Wood-look tile floor;
- Wood cabinet with cultured marble vanity and counter top;
- Chrome plumbing fixture;
- Chrome light fixture, 3 lights; White-painted wood-framed mirror;
- Tub with newer tile surround; opaque window above tub is W-facing;
- Linen closet;
- W.c.

Bedroom # 3. (SW) 12'x11'

- Carpet, newly replaced as of 6/20;
- Neutral tone wall color, white ceiling & trim;
- 2 windows are W-facing;
- Walk-in closet;
- Ceiling fan.

Bedroom # 4. (E) 12'6x10'

- Carpet, newly replaced as of 6/20;
- Neutral tone wall color, white ceiling & trim;
- Walk-in closet;
- Window is E-facing;
- Metal ceiling fan with 3 lights.

Backyard.

- Extensive Koolcrete-like decking, flagstone-edged;
- Raised wood deck on west side of Pool/Spa;
- Pool/Spa new replaster & tile coping, 2017;
- Mature trees, crepe myrtle & 1 pecan;
- 2 grassy areas;
- 6' wood fence;
- Storage cabinet.

Miscellaneous:

- Replaced A/C, 2016
- Roof replaced, 2012
- Formal flower beds with shrubs, plants and trees in front yard
- Zoned sprinkler system
- Area drains that drain away from the structures
- Foundation repaired, 2012
- Pool. Replaster, new deck and flagstone coping, 2017;
- Pool. Added ColorSplash series bulbs in pool and spa, 2019
- Windows, replaced with double-pane windows, 2005
- Interior doors replaced
- Most plumbing & lighting fixtures replaced
- Most hardware replaced
- 2" Levolor faux wood blinds, 2005
- Hardiplank siding, 2005
- 2016. Replaced Powder Room countertop; Master Bath, installed wood-look tile floor; 2<sup>nd</sup> Bath, installed wood-look tile floor & tub tile surround

- Carpet, new & installed June, 2020:
- New walkway to front door, 2020.

#### Meadows Place.

- Meadows Place is the closest city in Fort Bend County to Houston, incorporated in 1983
- Easy access to major metropolitan area amenities including the arts, sporting events, entertainment, dining, shopping and the Texas Medical Center
- Small town feel, 1 square mile
- Over 12 acres of developed parkland inside its boundaries, park, pool & rec center facilities
- Community family events like Fourth of July Parade, Christmas Memories and Splash Night
- Meadows Place is a separately incorporated City with Zoning and Deed Restrictions and has a Mayor and City Council, Police Department, Departments of: Public Works, Parks & Recreation, Utilities, Municipal Court & Fire Department
- Schools: Fort Bend Independent School District: exemplary Meadows Elementary School (currently being re-built and scheduled to re-open in 2021; Dulles Middle, Dulles High School