

## 2220 Manchester Ln, Pearland, TX 77581

### List of Features & Improvements

#### Features

- 5 bedroom, or 4 bedroom with Study, formal Dining, 3 full baths, 2 defined Primary suites – one up, one down!
- Spacious gourmet kitchen, stainless steel appliances, 5-burner gas range, quartzite countertops, tumbled travertine backsplash, open to the Family Room, split bar-top and counter-height sitting.
- High ceilings in all living areas plus the downstairs Primary, coffered ceilings in the Dining and Primary, custom molding and casings throughout, arched entryways, art niche in the entry hallway, built-ins in the Living Room.
- 18" polished travertine through the entry, Dining, Kitchen, Breakfast Room, Living Room, hallway to the secondary bedrooms. Maple wood floors in the front bedroom currently used as a Study.
- 2" blinds throughout, Hunter Douglas top-down bottom-up shades in the Sun Room.
- Tankless hot water heater for the first floor, Sun Room and upstairs were an addition in 2005, separate hot water heater for the upstairs suite.
- 2 HVAC units.
- Double-wide driveway, with concrete extension for additional parking.
- French doors and side windows to feature the Sun Room, and still be able to close off this area.
- Large downstairs Primary with bay windows for a nice reading area, coffered ceiling with tray crown molding with built-in lighting!
- Primary Ensuite has a jetted tub, and oversized shower with polished marble surround and washed pebble accents.
- Generous Primary Closet – cedar-lined, complete with a gun safe which stays with the property!
- Second Primary upstairs also has a cedar-lined walk-in closet.
- Gas-log fireplace.
- Covered back patio with access doors from the Sun Room AND the back bedroom. This back bedroom could be a perfect second Study with this outdoor access. Den also has French doors to a quaint covered patio at the front of the home.
- All bedrooms are generous in size with large closets – this is a true custom home!
- Wired mounted speakers in the Living Room.
- Custom built-ins in the Living Room – check the hidden storage compartments encompassed in the trim molding!!!
- Spacious backyard, beautiful low-maintenance shrubs and plants. 5 zone sprinkler system!!!
- Beautiful community with NO HOA, in the heart of Pearland, just minutes from Beltway 8 and FM 518 and every amenity imaginable in Pearland. Pearland ISD!!!

#### Improvements

1. 2020 – Repainted interior walls.
2. 2020 – Polished & restored travertine floors.
3. 2020 – Quartzite in Kitchen, Primary Bath, Guest Bath, and upstairs Guest Suite wet bar.
4. 2020 – Polished marble shower surround, with washed pebble floor and accents.
5. 20?? - Present – Replaced light fixtures in most of the home, and installed fans throughout.
6. 2020 – New front door and door hardware.
7. 2020 – New gutters on the front of the house.
8. 2019 – Stainless steel 5 burner gas range with convection oven, stainless steel dishwasher.
9. 2011 – Guest Bath for secondary bedrooms – new tile surround.

