

**Property Details**  
2922 Castlerock Ct. Pearland, TX 77584

**Age of utilities and appliances:**

Furnace 2015  
Air condenser 2015  
Refrigerator 2012  
Dishwasher 2017  
Washing machine 2015  
Dryer 2015  
Hot Water tanks (2) 2019  
Range stove (6 burner gas) 2012  
Garbage disposal 2014

**Unique features:**

Kitchen remodeled 2012 (complete gut and replace)  
Stainless steel appliances Electrolux icon series  
Large side/side fridge and freezer  
6 burner gas cooktop  
Convection oven plus Microwave/convection combo  
Warmer/proofer-drawer  
Wine chiller  
Semi-custom cabinets Brookhaven incl. soft-closing doors  
Brazilian granite countertops 1.5 inches thick throughout, incl. backsplash  
Custom lighting: incandescent, under/over cabinet lighting, dimmable  
Filtered water feature (osmosis)  
Master bath remodeled 2017 incl. freestanding Kohler soaker tub, custom cabinets, towel warmer, plumbing, and electric new  
All other bathrooms remodeled including bathtubs, cabinets, plumbing and electric 2019  
Pella high-end, low-energy windows throughout, installed between 2012-2015  
Plantation shutters on all windows (upstairs and downstairs)  
Custom built-in bookshelf/cabinets in living room 16ft. long  
Semi-custom-made cabinets (Closet Factory) in Master suite walk-in closets (2 closets, 29 feet in total)  
Saltwater pool 2010, new pool heater 2020, remote-controlled, waterfall feature and hot-tub, incl robotic pool cleaner  
All light fixtures and fans upgraded throughout  
Large covered outdoor patio 450 sqft with fans, dimmable light, and TV (incl to stay)  
Ultra-fine particle filter from IQAir type Perfect 16 (air-filter system for the entire house) 2010 installed and renewed filters regularly.  
Water softener for entire house 2018  
Sprinkler system 2009  
Custom entry door 2014

**Floors:**

First floor all tile (plank wood-style) 2019  
Second floor all hardwood (American Hickory)  
All bathrooms are tile

**Inclusions:**

Art feature in first living room  
Washer/dryer  
TV on the outdoor patio  
All light fixtures and fan

**Home Service/ Cos Supplier:**

Water: \$60 per month MUD2  
Electric: \$400 per month GEXA  
Gas: 470 per month Centerpoint