

# 11708 Cascade Falls Lane, Pearland, TX 77584 - Southern Trails



## Home Features & Upgrades

Welcome to your new home with a gorgeous pool and covered patios in the desirable Southern Trails subdivision. Highlights of the amenities include tile plank flooring, crown molding, high ceilings with tall windows for extra natural light, accent arches. Gourmet kitchen boasts a large chef prep island with bar seating, granite counters with subway tile backsplash, 42" off-white cabinets with pin stripe accent, stainless appliances, undermount lighting, pull out trash bins, separate breakfast area overlooking the pool. Family room is adjacent to the kitchen with cathedral ceilings, gas log fireplace. Primary with dual tray ceiling accent, dual vanities with granite counters, walk-in shower with bench seat, large garden soaking tub. 2nd ensuite bedroom on the 1st floor. Formal Dining with chair rail and crown molding. Game with surround sound and media rooms wired for surround sound upstairs. Spacious covered patio with cathedral ceilings in the back with a modern Romanesque style pool to relax with your family and friends! Original Owner.

### Interior

- Village Builders home, 2017, 5 bedroom, 4.5 baths, 3 car tandem garage, 3,452 SF, lot 7,475 SF
- Mahogany finished 8' front door faces North, electric door lock
- Vaulted ceilings with tray accents, arches, tile plank, tile & carpet flooring, Bridal staircase with wrought iron railings, open floor plan perfect for family gatherings and entertaining
- Family room (18x16), vaulted ceiling, gas-log fireplace with faux stone mantel, 6' tall windows provide plenty of natural light
- Kitchen (16x12) 42" off-white cabinets with pinstripe accents, granite counters, subway tile backsplash, 5 burner gas range with range hood, undermount lighting, stainless appliances, large chef prep island with barstool seating, pull out trash bin cabinet and 2 large pull out drawers
- Breakfast room (12x9) overlooks the pool
- Primary (17x13) with dual tray ceiling, crown molding, primary bath with dual vanities, large glass walk-in shower with bench seat, large garden soaking bathtub, tile floor
- Formal Dining (13x12) tray accent, chair rail, crown molding
- Bedroom 2 (13x12) 1st floor, with ensuite full bath perfect for your young adult or extended family
- Game room (18x17) 2<sup>nd</sup> floor, surround sound

### Interior (cont'd)

- Media room (18x13) 2<sup>nd</sup> floor, wired for surround sound
- Bedroom 3 (12x11) 2<sup>nd</sup> floor, full bath outside room
- Bedroom 4 (12x11) 2<sup>nd</sup> floor, shares JNJ bath
- Bedroom 5 (12x12) 2<sup>nd</sup> floor, shared JNJ bath
- Utility Room (9x6) with built-in cabinets, outlet & water for refrigerator

### Exterior / Community

- Sit and enjoy your morning cup of coffee or evening beverage under two covered patio's (16x15 & 12x7) and relax in your modern Romanesque style pool with shade awning, natural gas fitting for outdoor kitchen
- Security System wired
- Dual AC units (1 year left on warranty)
- Gutter's front and back
- Leaving the hanging metal shelving units in the garage
- Full coverage sprinkler system
- TechShield radiant barrier, Energy saving certificate
- 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.