

# 3318 S Country Meadows Lane, Pearland, TX 77584

## Pearland Golf Club at Countryplace



### Home Features & Upgrades

Townhome on the golf course - nestled in the desirable Countryplace 55+ active adult community in Pearland with easy access to shopping, medical center and many other Houston metro areas. Home sits on the front nine. Overall amenities include tile floors throughout, interior completely painted in a soothing gray, vaulted ceilings, ceiling fans, updated lighting fixtures, garage floor painted with an epoxy. Kitchen with electric stove, dishwasher and dual stainless sink and breakfast area, utility room in the home. Formal Dining Room with chandelier. Large family room at the back of the home overlooks the golf course. Primary bath offers new comfort height toilet, walk-in shower. Full bath includes combined tub / shower and new comfort height toilet. Sit and relax with a morning cup of coffee or evening beverage overlooking the green space of the golf course on your covered back porch. Refrigerator conveys with suitable offer. HVAC system 2017, Water Heater 2019

#### Interior

- 3 Bedrooms, 2 Full baths, 2 car garage, 1681 SF
- Front door faces North
- Tile flooring throughout, interior recently painted in a soothing gray, vaulted ceiling, ceiling fans, updated lighting, epoxy floor in the garage
- Kitchen (16x8) with electric stove, dual oven, dishwasher, dual stainless sink, pantry and breakfast area
- Breakfast room (12x8) in the kitchen
- Primary suite (14x11) at the back of the home overlooking the greenspace of the golf course, vaulted ceiling, primary bath has large walk-in glass shower, new comfort height toilet, large walk-in closet
- Large Family Room (20x15) with tile flooring, vaulted ceiling, overlooks the greenspace of the golf course
- Bedroom 2 (12x11) in the middle of the home
- Bedroom 3 (11x10) at the front of the home
- Utility room in the home

#### Exterior / Community

- 2019 40g gas water heater
- 2017 new HVAC system
- Relax and enjoy your morning coffee or evening beverage on your covered porch overlooking the greenspace of the golf course.
- Active 55+ community
- 24x7 manned security gate
- 18-hole Golf Course with Driving Range
- Olympic size swimming pool with hot tub
- Picnic pavilion by the Lake
- Walking and biking trails
- Lighted tennis courts
- Carriage house contains exercise rooms, sauna, game room, library and meeting rooms
- Within miles of the Pearland Town Center, restaurants, Medical Center and other retail shopping
- Easy access to SH-288, Beltway-8 and I-45

**Exclusions:** None

**Negotiable non-realty:** None