

5104 Playa Drive

FIRST FLOOR

FOYER

Wood door with beveled window, dual side lights and transom windows
Decorative alcove with lighting
Brazilian cherry hardwood floors
Coat closet

DINING ROOM (12 x 10)

Crown molding
Brazilian cherry hardwood floors
Tray ceiling
Decorative six light chandelier
Wall sconces
Chair railing
Hardwood floors
Privacy doors leading into kitchen

FAMILY ROOM (20 x 17)

Brazilian cherry hardwood floors
Crown molding
Woodburning fireplace with gas starter, traditional mantle, ceramic tile hearth & surround
Art light
Ceiling fan with light kit
Bay of windows with view of backyard

ISLAND KITCHEN (15 x 13)

Laminate floors
Stainless Whirlpool Gold Series dishwasher with hidden panel
Stainless GE self-cleaning gas oven
Stainless GE five burner gas cooktop with grill/griddle
Stainless LG microwave oven
Stainless Frigidaire Refrigerator/Freezer
42" cabinets with generous counter and cabinet spaces
Pantry with double doors
Laminate countertops
Tile backsplash with decorative insert
Double stainless sink
Recessed lighting

BREAKFAST ROOM (12 x 11)

Laminate floors
Decorative three light chandelier
Custom paint
Door to backyard
Door to three car attached tandem garage

GUEST POWDER ROOM (5 x 5)

Laminate floors
Sink with built in cabinetry
Crown molding
Beveled mirror
Vanity lighting

LAUNDRY ROOM (5 x 3)

Laminate floors
Space accommodates full sized washer and dryer
Dryer can be gas or electric
Built in storage rack and hanging rod

GARAGE

Attached three car garage with dual doors
Automatic openers with remote
Sheetrock finished and painted

SECOND FLOOR

Staircase with wood handrail and banister
Brazilian cherry hardwood stair treads
Transom windows

PRIMARY SUITE (17 x 15)

Brazilian cherry hardwood floors
Ceiling fan with light kit
High coffered ceiling
Walls painted in warm tones
Separate sitting area
Two large windows

ENSUITE PRIMARY BATH (11 x 8)

Carpet and tile floors
Double sinks and separate vanity
Custom paint in warm tones
Oversized mirrors
Walk-in shower with tile surround
Jetted garden tub with tile surround
Built-in cabinetry
Linen closet
Vanity lighting
Private water closet
Large window with privacy shade
Large walk-in closet

SECOND BEDROOM (14 x 11)

Brazilian cherry hardwood floors
Wall paint with custom paint
Ceiling fan with light kit
Walk-in closet

GUEST BATH ROOM (11 x 5)

Large mirror
Vanity lighting
Tub/shower with tile surround
Dual sinks with built-in cabinetry

cont'd on back

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Martha
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GAMEROOM (20 x 12)

Brazilian cherry hardwood floors
Ceiling fan with light kit
Two large windows

THIRD BEDROOM (10 x 10)

Brazilian cherry hardwood floors
Ceiling fan with light kit
Custom paint
Closet with sliding doors

FOURTH BEDROOM (16 x 10)

Brazilian cherry hardwood floors
Ceiling fan with light kit
Paint in neutral tones
Walk-in closet

OTHER FEATURES

Brick and hardiplank elevation
HVAC System – Replaced 2015 – RUDD both units are 2 ½
Tons; zoned; 13 Seer; Honeywell WiFi Thermostats
Alarm system
Fully fenced backyard
Saltwater swimming pool – 35,000 gallons with 4 ton rock
waterfall; 10/21-replaced pump housing, motor and salt
generator
Mature landscaping
Double wide driveway with extra parking
Stainless Frigidaire refrigerator/freezer remains
Whole house smart key (capability to change locks)
Storage shed (10 x 12) remains
Garage with automatic remote openers
Roof – Replaced 2009
Pearland Independent School District
No MUD taxes
HOA – Ashton Park HOA - \$190.00 annually
Dynamic location with many nearby neighborhood conveniences
Across from Centennial Park – tennis, walking trails,
playground, waterpark, splash pad
Convenient location with easy access to 288, Pearland Parkway
and Beltway 8 for great access to downtown Houston,
Medical Center, Hobby airport and most work corridors