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 RealtyByMonica.com



Property Address: 2307 Shady Cove Ct., Pearland TX 77584

Please check any of the following items that you will be excluding from the sale of your property.

WINDOW TREATMENTS

- Curtains & Rods
- Draperies & Rods
- Valances
- Blinds
- Window Shades

FLOORING

- Wall-to-wall Carpeting
- Area Rugs
- Floor Mats
- Bathroom Mats

GARAGE

- Work Bench
- Shelves
- Storage Containers
- Garage Door Openers

FIREPLACE

- Fireplace Screens
- Artificial Fireplace Logs
- Rocks
- Pokers

KEYS

- Door Keys
- Mailbox Keys

DECORATIVE

- Bookshelves (Not Attached)
- Bookshelves (Attached to Walls)
- Decorative Mirrors
- Mirrors (Fixed in Place)
- Light Fixtures
- Chandeliers
- Ceiling Fans

OUTSIDE HOUSE ASTHETICS

- Window Screens
- Shutters
- Awnings
- Mailbox
- Attic Fans
- Landscaping

POOL

- Pool Equipment
- Pool Maintenance Accessories
- Portable Spa
- Above-ground Pool

HOME EQUIPMENT

- Plumbing Fixtures
- Kitchen Equipment
- Cleaning Equipment
- Stove

MEDIA

- TV Wall Mounts
- Built-in Speakers
- TV Antennae
- Satellite Dish System
- Wiring

BACKYARD ASTHETICS

- Shrubbery
- Plants
- Permanently Installed Outdoor Equipment
- Swing Sets
- Playground Equipment
- Fountains
- Bird Baths
- Statues
- Lights in Yard

SYSTEMS

- Heating Unit & Equipment
- Air Conditions Unit & Equipment
- Water Softener System
- Window Air Conditioner

ALARM SYSTEMS

- Built-in-security
- Fire Equipment

Other (please specify):

Refrigerator and freezer combo unit (negotiable), Pool furniture (negotiable)

None

Seller

DocuSigned by:

Aniadrue M Uetra

F72245ED4E5045F...

Seller

DocuSigned by:

[Signature]

0DBFCEE864CC421...

Buyer

Buyer



Welcome Home!

Property Address: 2307 shady cove ct. Pearland, TX 77584

THINGS WE ❤️ ABOUT THIS HOME:

1. Open concept, lots of natural light, airy feeling
2. kitchen is entertainer's dream with high end modern appliances
3. backyard retreat with pool, outside kitchen, large covered area, large yard for kids
4. Neutral tones from flooring to walls bring peaceful ambience
5. Travertine stone flooring throughout
6. 3 ensuites a rare find
7. Additional storage room in garage
8. Lots of space!
9. Curb appeal
10. large windows

THINGS WE ❤️ ABOUT THIS COMMUNITY:

1. Safety!
2. Established neighborhood, neighbors are extended family!
3. Close to elementary, middle, and high schools
4. Easy access to highways, grocery stores, pharmacy, shopping mall
5. Recreation center with tennis courts, playground, and neighborhood pool

AVERAGE UTILITY BILLS:

	Company Name	Summer Avg.	Winter Avg.
Gas	Centerpoint gas	25	25
Electricity	Reliant	190	160
Water	City of Pearland	80	80

OTHER SERVICE PROVIDER REFERRALS:

N/A

Lawn Maintenance: _____

Pool Service: N/A

Maid Service: N/A

Alarms service: N/A

Other: _____

Mailbox keys (#) 2 Mailbox # and Location: box #7 on right side

Trash Pick-up days: Tuesdays and Fridays Trash can provided? Yes No

Recycling available? Yes No What Day/Rules? Fridays