



Additional information regarding: 11714 Summer Springs Dr • Pearland • TX • 77584

Utility Cost Information from the Seller:

Average Electric bill: \$ 190

Average gas bill: \$ 39

Average water bill: \$ 115

What are some of the things that make our neighborhood great?

Summer Springs Drive is on one of the largest lakes with some of the best views in Shadow Creek Ranch. From our living room, we can watch pelicans diving and herons fishing for much of the year. From the back patio, we can visit with neighbors on the jogging trail, or we can have more privacy on the balcony. Sunset Shores is a bike ride away from Mary Marek Elementary or Nolan Ryan Junior High, and it is a short walk to Shadow Creek High School (go Sharks!), making it easy for kids to be involved in lots of extra-curriculars. If you are a nature lover, we are not only close to an excellent nature trail for hiking and biking, but we also get migratory birds and butterflies in our back yard every year. If you like sports, we have the new, Shadow Creek Ranch sports complex, as well as several informal leagues in the many soccer, volleyball and disc golf spaces around the neighborhood, including just across the lake from our house. With multiple, neighborhood pools to choose from – each with a different style – there is lots to do in the summer as well. And if you like more time for reading and reflection, the new Pearland Westside Library just opened on Shadow Creek Ranch Parkway.

We renovated the house in 2019 to take advantage of the nature views, and we upgraded many things to “smart” appliances at that time. All of the lights in the main living areas and back porch can be programmed and dimmed using an app or an Alexa/Google device. The sprinkler system is also managed via app, so you can control it from anywhere, but it is also smart enough to adjust its own watering schedule according to the weather forecast. Both thermostats can also be managed by an app as well. So, no more wondering if someone turned the air conditioner way down before leaving the house!

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