



6208 SOUTH SUMAC DRIVE PEARLAND, TEXAS

2,455 sq ft

1 story

Brick on all sides

4 bed / 2 bath / 2 car detached garage

SITUATED IN THE HEART OF PEARLAND, this one-story all-brick home rests on a quiet back street with no front or rear neighbors and backyard access to the neighborhood walking path—only a short jaunt away from the Fenwick Nature Center and ponds. Beautifully manicured landscaping in front and back thrive with smart irrigation system, and landscaping lights create an inviting view for guests. Live and shumard oaks, red maple, pecan, olive and crepe myrtle trees grace the property, which is nestled between two amazing neighbors. With four bedrooms and recently remodeled bathrooms with quartz countertops, this family home is welcoming and bright. Watch your children play on the fort playset with swings or covered back patio from one of the many windows facing the backyard. The updated kitchen boasts ample storage with 42” cabinets, a butler’s pantry with wine racks, upgraded granite countertops, subway style travertine backsplash, as well as all stainless steel Kenmore Elite appliances. Hand-scraped wood-look laminate in common areas can stand up to children and pets, as can Sherwin-Williams paint throughout. Radiant barrier, Ecobee smart thermostat, Nest doorbell, and gas log fireplace are all in place to make living here even more enjoyable. The oversized two car detached garage with covered access to protect from the elements has a wall of cabinets and heavy duty built-in shelving to give you room for woodworking, gardening, sports equipment, and more!

— highlights —

location

RESTAURANTS & FOOD

Iguanas Ranas and Killen’s Steakhouse are both walking distance at the front of the neighborhood, while Santa Barbara Italian and Emma’s Mex-Mex are near the local movie theatre. Taquerias Americas and Golden Donuts, both off 1128, serve fantastic breakfast! Killen’s TMX and Grazia are both delicious with fun atmosphere on the way toward 288. Pearland Coffee Roasters and Central TX BBQ are worth getting stuck at the train tracks near 35 on 518, but with Magnolia Parkway directly behind the house, you can take the bridge over the tracks any time you need to go east.

GROCERY

Only a few miles away but worth every second of the 9-minute drive is Aldi, where you can spend a fraction of your grocery budget to get all you need. There is a Kroger in each direction, and an HEB at Pearland Parkway. But Sprouts near Cullen is the other winner nearby, as well as the Old Pearland Farmer’s Market, the third Saturday of the month at the Pavilion at Independence Park.

THINGS TO DO

Kid-N-Play indoor playground, as well as Lollipop Children’s Consignment and Once Upon a Child, are all on 518 past Cullen toward 288. Stop at the Drink Station for an iced mocha latte with tapioca on your way out to Whittaker Family Farm south of Shadow Creek Ranch. Visit Baybrook Mall or Pearland Town Center—there’s much to do both east and west from here! Bayou Wildlife Zoo, south on Hwy 35 then east on FM 517, lets you take a tram ride through an unparalleled wildlife experience!