

Thinking about down-sizing homes?

But don't want to give up your private backyard space?

Want the best of both worlds?

1409 Capri Place Lane, Pearland, TX 77581

R.E. Broker's personal home in popular Bellavita



Perfect home for minimal upkeep, but plenty of yard for...

- ◆ that custom shed/tinker space (stays), AND...
- ◆ An outdoor covered grill area (one of the grills stay.) OR...Don't grill much?
- ◆ Put your gardener's bench under there to enjoy some shade.

For more info, contact your Buyer's Agent.

ONLY if you do not have an agent, you may contact Owner/Broker, Tresa Olsen, 281-799-2909.

Screened in double-deep patio has mounted T.V. that stays, four ceiling fans to enjoy their breeze in the summer, AND the full coverage plexi/acrylic type windows to enjoy as a sunroom in winter.

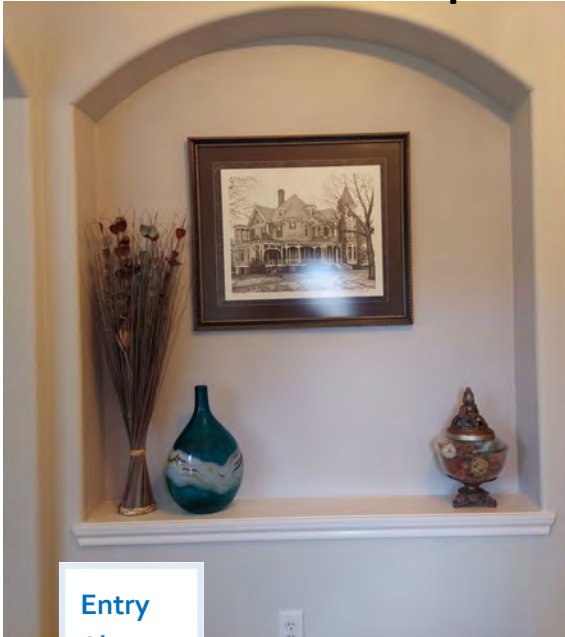
Mounted T.V. in garage also stays!



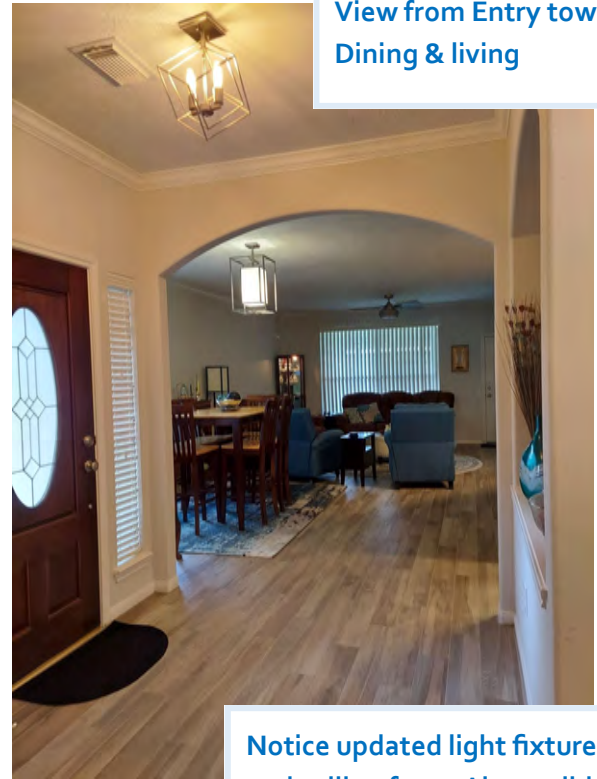
OVER 55 VERY ACTIVE ADULT community with so much to offer.

- Gated access
- LOW monthly \$262 fee that include Basic Cable (WITH Golf Channel) and Internet
- Home repainted for you every 9 years. (Recently done in 2021)
- Front door refinished every 2 years.
- Olympic size pool & spa with dressing area and showers.
- Fitness Center
- Walking Trail around the lake
- Nature Reserve
- Community parades and gatherings for almost every occasion
- Community clubs and activities...you'll never get bored.
- Weekly Newsletter & Monthly Calendar keeps you up to date on activities.

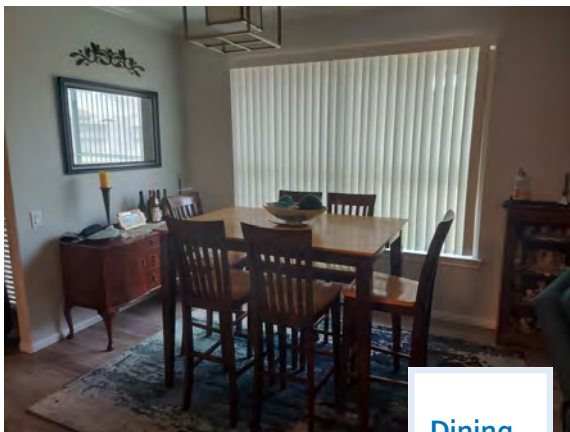
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Entry
Alcove



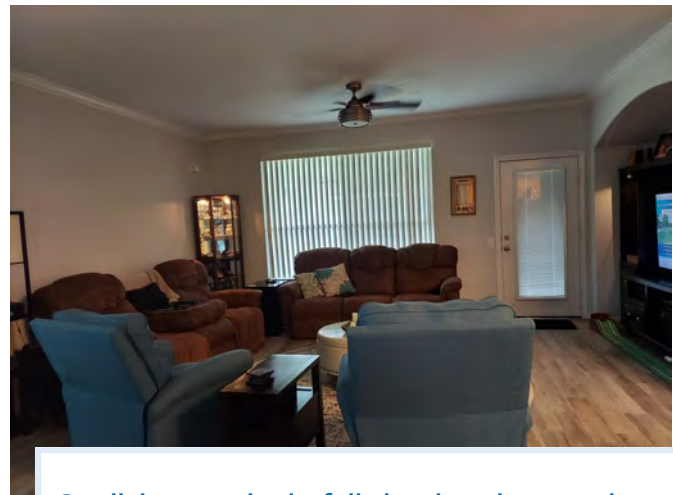
View from Entry toward
Dining & living



Dining

Our home will be professionally cleaned, vacant and move-in ready.

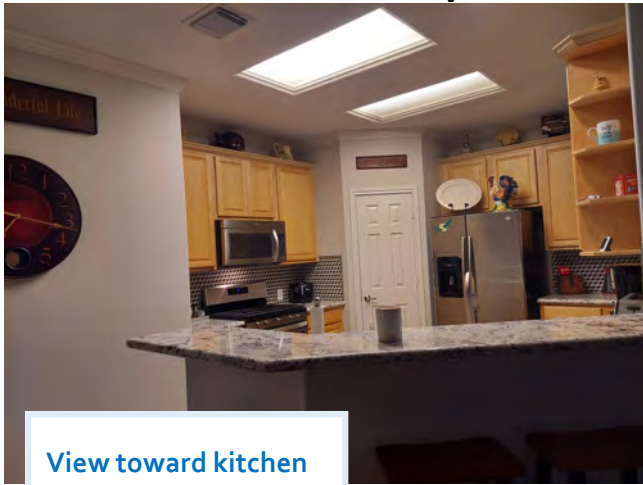
Floor & Granite selections...Though our present paint colors are the popular soft gray at this time, we updated with floor and granite selections that compliment cool gray colors, as well as soft warm beiges. So, whatever color changes you may want to make in the future, the big ticket items should work well.



Our living area had 2 full-size, lazy-boy couches with recliners on each end of both...PLUS... 2 recliner chairs and large, round, leather-style decorative, center storage bench.

Appraisal district footage is incorrect. Ask your agent to see notes on square footage. Room measurements are estimates. Please measure any areas of size importance for yourself.

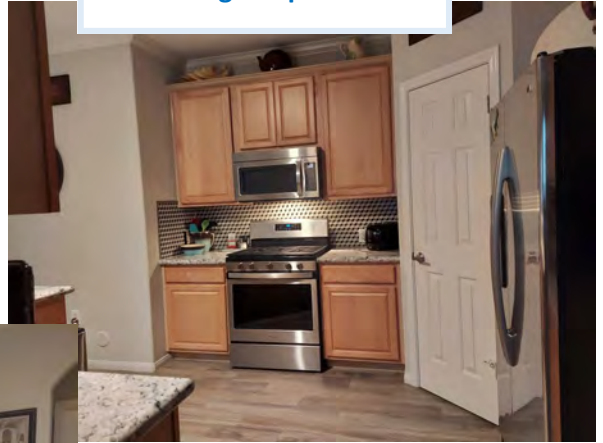
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View toward kitchen from living area.

We kept the natural stained, wood cabinets.

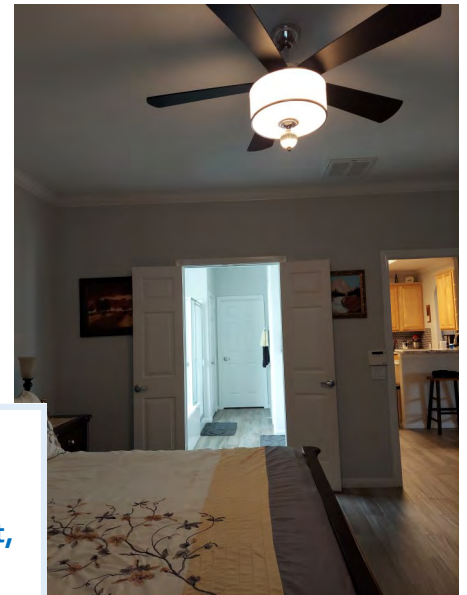
5-burner, gas stove is only 3 1/2 years old. 5th burner is the center, oblong type which is great for rectangular pans.



There is a walk-in pantry. And, the backsplash-mounted Alexa shelf stays.

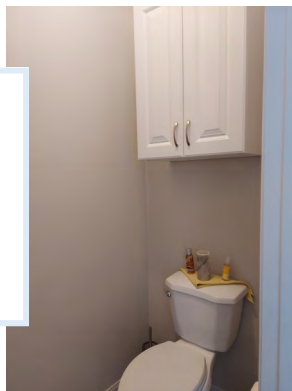


Primary Bedroom with bay window. Same wood-look, easy to maintain, ceramic tile floors throughout the entire home.

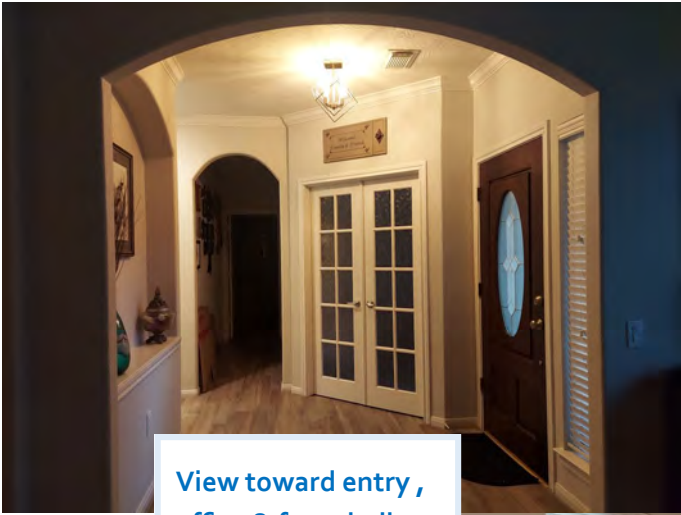


View into primary bath with double sinks, Linen closet, jacuzzi tub, separate shower with bench.

We added convenience cabinets in both bathrooms as well as multiple cabinets and a broom / vacuum closet in laundry room.

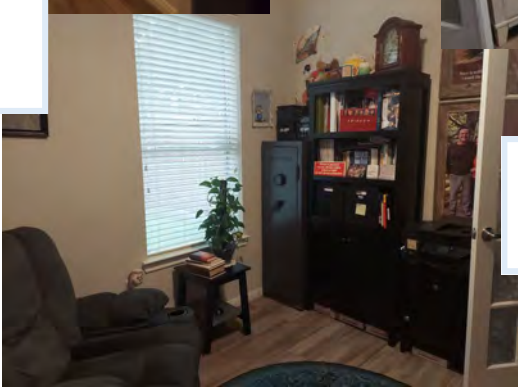
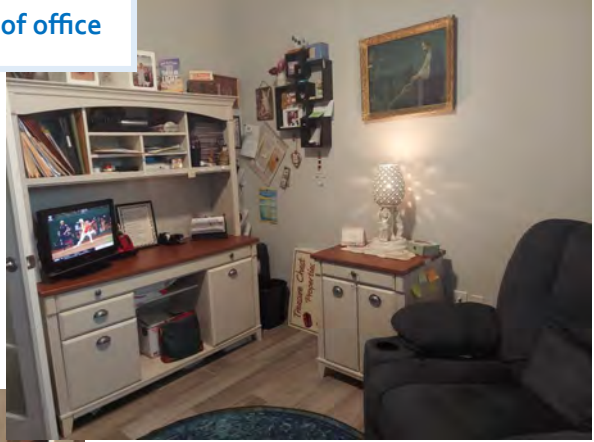


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View toward entry ,
office & front hall
from dining area.

View of one
side of office



View toward other
side of office



Lots of added
cabinets you won't
find in other homes.

