



For Sale

EMBRACE EASY LIVING IN THE HEART OF RIVERSTONE RANCH

Discover this enchanting 3 bed, 2 bath gem in the coveted Riverstone Ranch community. Boasting an **open-concept design**, **well-appointed kitchen**, **luxurious primary suite**, and **tranquil backyard**, this inviting home is perfect for **comfortable living and entertaining**. Experience the magic firsthand!

8610 RIVERBEND CANYON LN, HOUSTON, TX 77089



STEP INSIDE YOUR BEAUTIFUL NEW HOME IN THE HEART OF RIVERSTONE RANCH

As you enter the warm foyer, you'll be captivated by the open-concept design and fluid living spaces adorned with vaulted ceilings. The dedicated office provides a perfect workspace, while the well-appointed kitchen, featuring a large island, pantry, and recent dishwasher, is a chef's dream. Retreat to the luxurious primary bedroom, complete with a huge walk-in closet and ensuite bath, offering a double vanity, step-in shower, and soothing

soaking tub. The tranquil backyard, with its covered patio, shade tree, playhouse, and shed, is an oasis for relaxation and enjoyment. Ideally located near Pearland, this charming home is just steps away from neighborhood amenities, including a pool, splash pad, and playground. Don't miss this remarkable opportunity - make 8610 Riverbend Canyon Ln your forever home today!





FEATURES AND UPGRADES

SIGNATURE FEATURES

Open Concept Floor Plan With Welcoming Foyer and Flowing Kitchen, Dining, and Living Areas Under Vaulted Ceilings

Double French Doors Leading to a Dedicated Office With Decorative Light Fixture Featuring a Stained Glass Motif and Front Yard View

Freshly Painted Neutral Interior

Large Living Area With Overhead Ceiling Fan and Light Kit, Built-in Entertainment Center With Adjustable Shelving, and Included 65-Inch Television

Neutral Carpeting Throughout

KITCHEN AND DINING

Spacious Kitchen With Overhead Recessed Lighting, Ample Storage, and a Large Island

Reach-in Pantry With Back-of-the-Door Spice Rack

Recent Dishwasher and Garbage Disposer (2022)

Double Bay, Drop-in Stainless Steel Sink With Nickel-Chrome Fixture and Hand Sprayer

Four-Burner Gas Range and Oven

Built-in Microwave

Flexible Dining Area With Space for Large Table and Sideboards.

BEDROOMS AND BATHROOMS

Primary Bedroom With Ceiling Fan, Light Kit, Ample Space for a King-Sized Bed, Seating, and Case Goods, and Access to a Huge Walk-in Closet Complete With Electrical Outlet

Ensuite 5-Piece Primary Bathroom With Double Vanity, Chrome Fixtures, Medicine Cabinet, Step-in Shower, Large Garden Soaking Tub, and Recent Commode (2022)

Two Secondary Bedrooms With Ceiling Fans, Light Kits, and Windows Quietly Tucked at the Side of the House

Laundry Room With Washer and Dryer Included

Hall Bathroom With Chrome Faucet, Vanity Lights, and Recent Commode (2022) Serviced by a Shelved Linen Closet

LOCATION AND OUTDOORS

A Covered Back Patio With Enough Space for Grilling and Entertaining.

Tranquil Backyard With Large Shade Tree, Playhouse, and Small Shed (2020) Included

Located in the Riverstone Ranch Subdivision in the Southbelt Area of Houston Near Pearland, Just Around the Corner From the Neighborhood Pool, Splash Pad, and Playground

Inviting Streets With Sidewalks and Curbs
Beautiful Mature Oak Trees in the Front Yard

EXTERIOR & MECHANICAL

Brick Veneer on Front and Three Sides;
Cement Board Lap Siding at the Rear of the Home

Recent Front Door With Leaded Glass Window

Whole-House Rain Gutters

Double-Wide Driveway Widened for Premium Parking

Covered Front Porch

Two-Car Garage With Overhead Garage Door Opener

Programmable Honeywell Thermostat

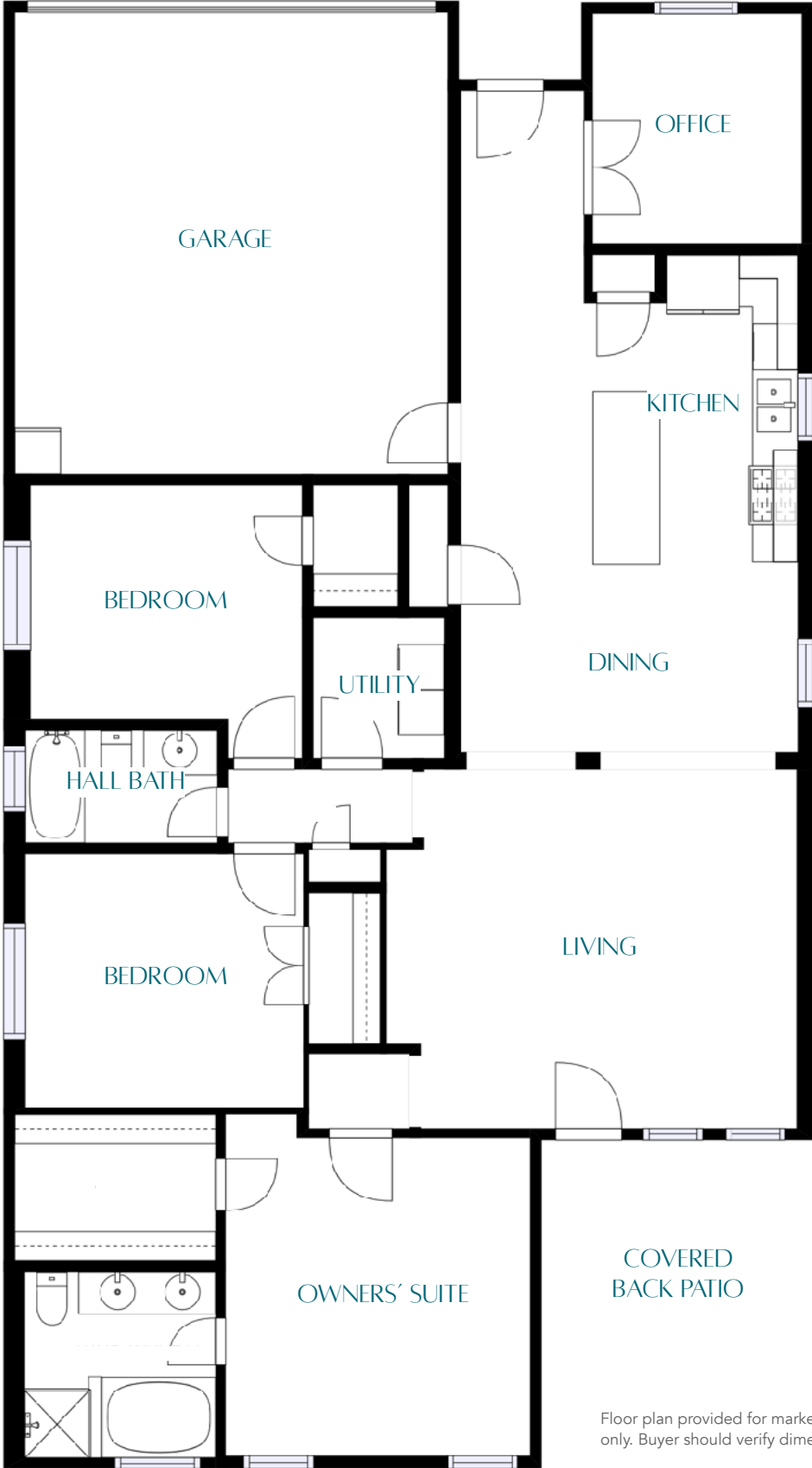
NON-REALTY ITEMS

With an Accepted Offer, the Following Non-Realty Item Will Convey With the Sale of the Property:

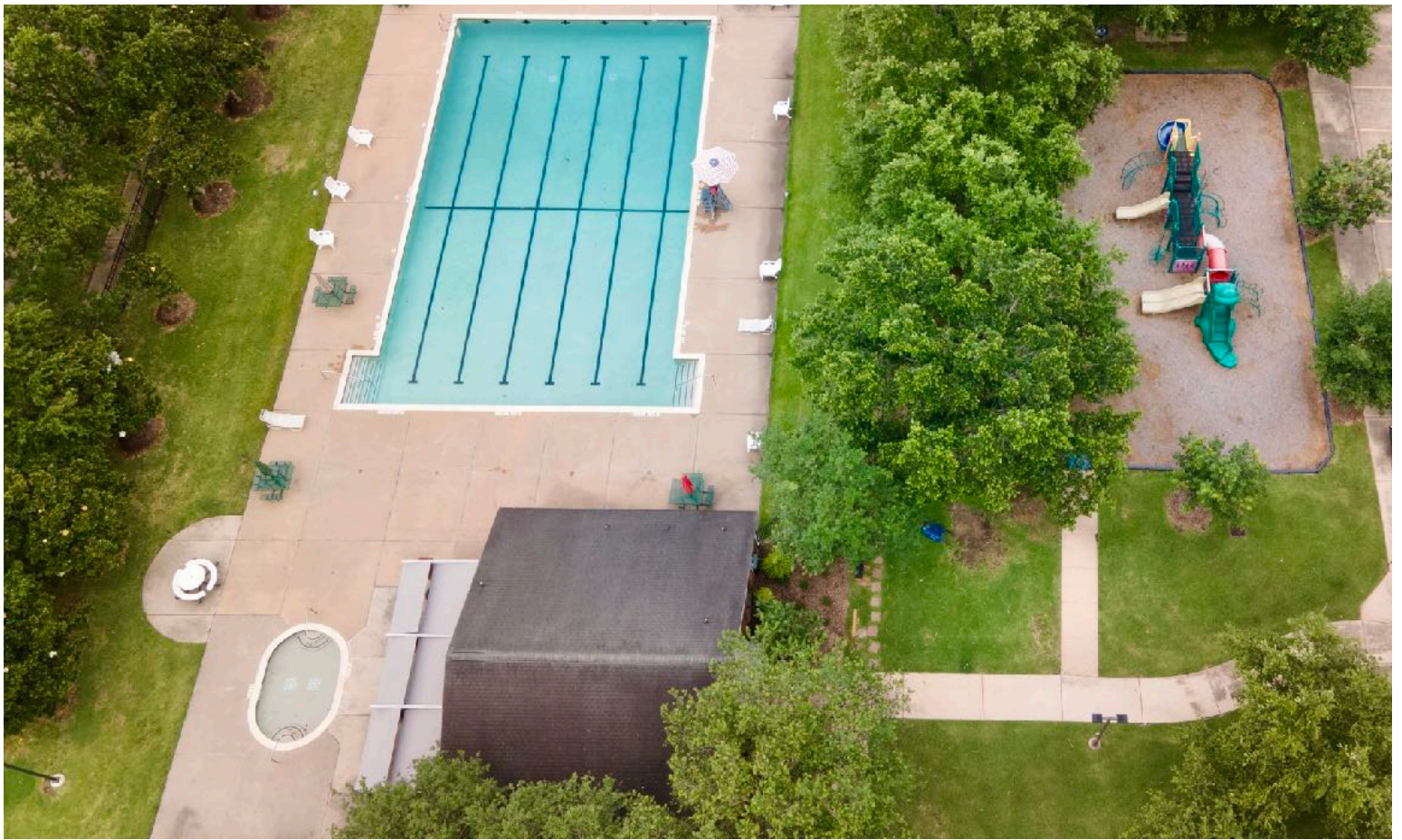
- Refrigerator
- Washer
- Dryer

FLOOR PLAN

The thoughtfully-designed residence at 8610 RIVERBEND CANYON boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



RIVERSTONE RANCH

Riverstone Ranch Is a Picturesque Community Nestled in the Southbelt Area Near Pearland, Offering a **Perfect Blend of Suburban Tranquility and Urban Convenience**. With Tree-Lined Streets, Well-Maintained Homes, and Friendly Neighbors, It's an Idyllic Setting for Those Seeking a Safe and Welcoming Environment. The Neighborhood Boasts a **Range of Amenities**, Including a Sparkling Pool, Splash Pad, and Playground, Providing **Endless Opportunities for Outdoor Fun and Recreation**. Just Minutes Away From Shopping Centers, Dining Options, and Top-Rated Schools, Riverstone Ranch Offers the Best of Both Worlds - a **Serene Retreat With Easy Access to all the Conveniences You Need**.

*With a great location and plenty of amenities,
you'll love coming home to Riverstone Ranch.*



SELLING Houston TEAM

With more than 43 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 375 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications. **Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.**



Jennifer Vickers

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713-240-9671

Jennifer Vickers is a relationship-centric Realtor® specializing in residential listings. Co-leader of the Selling Houston Team and recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014.



Julie Harrison

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281-520-6024

Julie Harrison enjoys all aspects of the real estate business. She especially loves meeting and establishing relationships with new clients. Julie has resided in Houston for more than 20 years and, as a native Texan, she can put her insider knowledge to work to find the best home for your needs. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note "she is there every step of the way" and, "at the end, you feel like family."



Lauren Neely

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713-449-4651

Lauren Neely is one Realtor who truly understands the importance of connecting with people. A native Texan from Victoria, Lauren earned a BA in Psychology from Texas Lutheran University and a Masters in Counseling from University of Houston. During her internship at UH's career services she realized how her skills and interests might lay the groundwork for a career in realty. Lauren loves working with people and is committed to helping them find the property that is best for them.



Rebecca Freeman

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281-633-6433

Becca is a US Navy Veteran and prior mortgage lender who has been living in Houston for 15+ years. With her wealth of experience in the field, Becca looks forward to helping clients with all their real estate needs. Becca is originally from Louisiana, and we are excited to have her as part of our team.

Key Details

3 2 1,662 SF

Lot Size	5,500 SF
Subdivision	Riverstone Ranch
Property Type	Single Family
Stories	1
Year Built	2006
HOA	\$750/YR
Construction	Brick/Cement Board
Style	Traditional
Garage	2 Car Attached
Heating	Central Gas
Cooling	Central Electric
Foundation	Slab
Nearby Parks	El Franco Lee Park, Southbelt Hike & Bike Trail
Nearby Amenities	Swimming Pool, Playground, Splash Pad
School District	Pasadena ISD
Elementary	South Belt
Middle	Thompson/Melillo
High	Dobie
MLS Number	51428981



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.