

Welcome home to 13419 Babbitt Court in Southway Landing!

- 4 bed/2.5 bath with 2608 sq ft; this home has been well cared for by its original owners.
- New roof in 2019 with TechShield radiant barrier
- New Trane HVAC in 2022
- Primary Bedroom downstairs is spacious and includes seating area.
- Formal dining/living+half bath downstairs.
- Updates include stunning wainscoting feature in the wall above the living room and accent walls.
- Kitchen boasts a large walk-in pantry, beautiful granite countertops and stainless steel appliances open to living room.
- Wood-like tile flooring throughout the first floor.
- Nice appliances staying in home: refrigerator, washer and dryer; other furniture negotiable!
- Upstairs has a landing with space for a home office nook and large gameroom. 3 Guest Bedrooms and shared bath also upstairs.
- Covered patio in backyard w/deck to host barbecues and gatherings.
- The community/home has never flooded and is not in a flood zone.
- Low HOA and NO MUD taxes!
- Southway has a trail, sidewalks, park and playground!
- Sought after Pasadena ISD schools! Genoa Elementary, Carter Lomax Middle, Bondy Intermediate, and Pasadena Memorial High School
- Easily accessible to Beltway 8 and I-45! Close to the new HEB in Clear Lake (I45 and El Dorado), and Kroger.
- 1 mile away from Southpoint Park n Ride!

