

WELCOME HOME!

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Just the Facts

- ⇒ Subdivision
Waterside Estates
3707 Pelican Lake Dr
Richmond, TX 77406
- ⇒ 4 bedroom, 2 bath
- ⇒ 2,055 square foot
- ⇒ 6,190 square foot lot
- ⇒ Oversized 2 car garage
- ⇒ Fort Bend ISD
Oakland Elementary School
Bowie Middle School
Travis High School
- ⇒ Built in 2004
- ⇒ Offered at \$330,000



4



2



2+

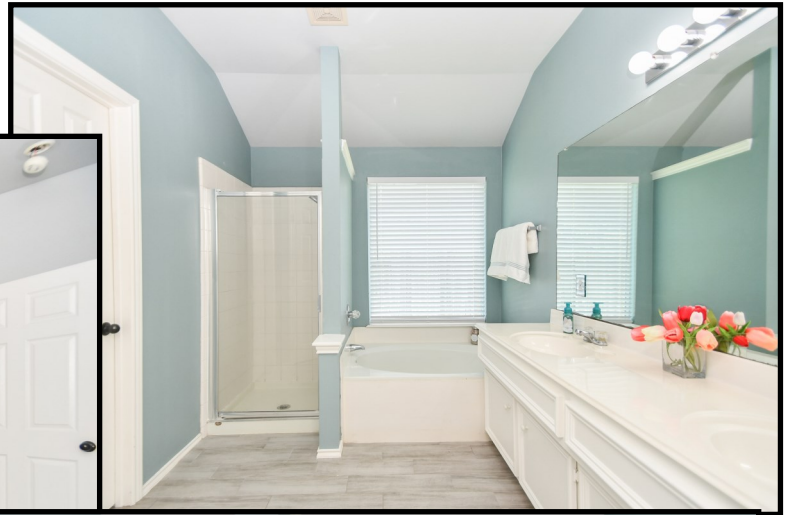




Fantastic updated 1 story, 4 bedroom home in highly desirable Waterside Estates! The open floor plan with an updated kitchen is sure to check the right boxes. The family room is spacious with a cozy gas fireplace. The updated wood grain tile throughout the living space is beautiful. The primary suite boasts wood grain tile flooring, garden tub, separate shower, dual sinks, and a large walk in closet. The secondary bedrooms are nice size with walk in closets. Waterside Estates is a beautiful community with a lakeside walking trail, pool, splash pad, and parks. The community is conveniently situated close to Grand Parkway for easy access to Katy, Sugar Land or the Westpark Tollway. The area has tons of restaurants, shopping and entertainment. Zoned to FBISD schools, the Oakland Elementary School is located within the neighborhood. This home has fresh paint, new blinds, new carpet and an AC that is just a couple years old. Call asap to see this home today!



Property Pictures



FEATURES AND UPGRADES

3707 Pelican Lake Dr.
Richmond, TX 77406



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Roth & Company
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- ◆ Open floor plan with formal dining room
- ◆ Woodgrain look tile throughout common areas and primary bedroom
- ◆ Beautifully updated kitchen with granite countertops
- ◆ Gas fireplace with updated unique marble-look tile
- ◆ Spacious primary bedroom with large walk in closet
- ◆ Primary bath has double sinks, garden tub, and separate shower
- ◆ Nice size secondary bedrooms with walk in closets
- ◆ Covered front porch
- ◆ Oversized 2 car garage
- ◆ New carpet July 2023
- ◆ New 2" faux wood blinds July 2023
- ◆ Fresh paint in bedrooms July 2023
- ◆ New AC in 2021 and comes with warranty
- ◆ And so much more....

NEIGHBORHOOD AMENITIES

- ◆ Fantastic lake side walking trail
- ◆ Refreshing pool with slide along with kiddie pool
- ◆ Splash pad for the kiddos
- ◆ Tennis/Pickle Ball courts
- ◆ Two gazebo areas for gatherings
- ◆ Numerous benches around the lake for sitting and taking in the serenity of the lake
- ◆ Water fountain for both the residents and their four legged friends
- ◆ Two parks with covered playground areas
- ◆ Award winning FBISD schools with Oakland Elementary situated inside the community
- ◆ Close to dining, shopping, and entertainment
- ◆ Excellent location to major freeways including Grand Parkway and Westpark Tollway
- ◆ Fun and friendly neighborhood
- ◆ Low taxes and low HOA annual fees
- ◆ And much, much more!