

# Selling FEATURES

3929 Quail Run Drive, Pearland, TX 77584

Two HVAC Systems replaced in 2021 (High Efficiency)

Two Water Heaters replaced in 2023

Fresh Paint Inside/Out in 2019, 2020 & 2022

Pool Pump replaced in 2023

Garage Opener replaced in 2023

Generac installed in 2022 (runs entire home)

Garage & Central Vac System (Central replaced in 2021)

220 & 110V Outlet Garage

13K gallon Pool features lights & includes heater with 400K BTU

Pool was re-plastered and retiled in 2017/2018

Slate & Vinyl Plank Flooring

Mother-in-law suite with private en-suite

Office can be converted into a bedroom (has closet)

Surround Sound Speakers (*Located in the Office, Kitchen, Primary, Living & Patio*)

Oversized powder room

Built-ins Galore

8 inch baseboards

Front & Back Gutters & Irrigation System

French Drains in the backyard

Attic in garage is floored

Washer connection in garage

Two Fireplaces (One inside & One on patio)

Laundry Fridge & Primary Bedroom TV can stay

*Information provided by Seller is to the best of their knowledge.*



THE CHRISTY BUCK REAL ESTATE TEAM

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## Warranties/Services

Termite/Pest is monthly

Preventative Termite Treatment is every 6 months

Service for both is \$120/month (Transferrable to Buyer)

Generator

(Transferrable with 3 years remaining)

HVAC year American Standard Match System

(Transferrable with 8 years remaining through American Standard)

Pool Pump (1 year from purchase)

Water Heaters (Transferable with 5.5 years remaining)

## Exclusions

Security Cameras

(Located on the South side of the home, front of the garage & two inside)

Fridge in Kitchen

(Negotiable at a separate cost)

Network Adapter

(Located on the Ceiling near garage, on the primary bedroom wall & on the back patio access point)

Keyless Entry Lock on garage door

## Average Monthly Utilities

Electric High \$350/ Low \$140

Gas: High \$110/ Low \$30

Water: High \$350/ Low \$80

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