

4906 Meadowglen Drive

Features:

(per seller)

House: 2,374 SqFt

Lot: 7,025 SqFt

Year Built: 1990

4 Bedrooms + 2 1/2 Bathrooms

Interior:

- Fresh Paint On All Walls, Ceilings, Trim, & Doors
- Laminate Flooring in Living Areas & Primary Bedroom
- New Laminate Flooring in Dining & Living Room
- New Carpet On Stairs & Upstairs
- New Tile Flooring In Upstairs Bathroom
- New Ceiling Fans Throughout
- New Electrical Outlets & Switches Throughout
- New Light Fixtures Throughout
- New Toilets

Interior:

- New Interior Doorknobs
- New 2" Faux Wood Blinds
- New Quartz Countertops
- New Allen+Roth Kitchen Sink & Faucet
- New Herringbone Tiled Kitchen Backsplash
- New Frigidaire Appliances
- New Allen+Roth Powder Room Faucet
- New Allen+Roth Primary Sink Faucets
- New Allen+Roth Shower Faucet
- New Bathroom Vanity Mirrors
- New Kingston Brass Upstairs Sink Faucet

Exterior:

- Brick & Cement Board Exterior Cladding
- 2 Automatic/Adjustable Attic Roof Vents
 - Utility Shed On Concrete Slab
 - Fully Fenced Backyard
 - Whole House Gutters
 - Covered Back Patio
 - 2 Car Driveway
 - Soft Curbs

Feature Sheet Continued:

Other Major Improvements:

- Chimney Serviced (2023)
- Exterior Paint (2020)
- Roof Replaced (2019)
- Minor Foundation Repair (2016) w/Transferrable Warranty From Continental Foundation Restoration
- Water Heater Replaced (2015)
- HVAC Units Replaced (2014) & Recently Serviced (2023)

Useful Information:

- Community Pool located at 4842 Northfork Drive
- Trash Pickup – Every Wednesday & Saturday
- Recycling Pickup – Every Wednesday
- Mailbox Located At Front of Neighborhood
- HOA – Southwyck Community Association: 281-480-2563

Utilities:

- Water - City of Pearland: 281-652-1603
Average Bill: \$50-\$80
- Gas – Centerpoint Energy
Average Bill: \$40-\$60
- Average Electricity Bill: \$100-\$150