

## ***3201 Kyle Ct, Pearland, Tx 77584***



### Property Details:

Step into the highly sought-after Pearland community, where your dream home awaits! This classic 4-bedroom, 2.5-bathroom residence boasts a spacious front and back yard adorned with mature landscaping and majestic shade trees. The exterior has received a fresh coat of paint, enhancing its curb appeal.

Upon entering, you'll discover a delightful formal dining area, a generously sized living room featuring a cozy gas fireplace, and a roomy den that opens up new possibilities for your lifestyle. The kitchen has been recently upgraded with elegant granite countertops and a stylish tile backsplash, providing ample counter space and abundant cabinet and pantry storage to cater to all your culinary needs. Flow seamlessly into the living room, where the inviting fireplace creates the perfect ambiance for entertaining.

The primary bathroom is a haven of comfort, featuring a separate tub and shower, complemented by a spacious closet. Step into the backyard, your private outdoor oasis, for relaxation and enjoyment.

As an added bonus, you'll enjoy convenient access to the West Oaks community pool and play park, making family outings a breeze. The seller will replace the carpets before closing, giving you the opportunity to choose your preferred color or even opt for an upgrade that suits your style.

This home is conveniently situated with easy access to the Texas Medical Center via Highway 288 and toll roads. The neighborhood offers jogging trails, a greenbelt area, and a pool. You'll find abundant grocery options nearby, including HEB, Kroger, Sprouts, and ALDI. For the food enthusiasts, Killen's Steakhouse and Killen's burgers are just a stone's throw away, along with Hubcap Grill.

Don't let this opportunity slip through your fingers. Act now to make this beautiful home yours, right in the heart of Pearland. Please note that the home has been virtually staged to showcase its incredible potential.

- 2000 Year Built
- 9,724 Lot Size – No Back Neighbors – Cul-de-sac Street
- Low HOA's
- Low Tax Rates
- 4 Bedrooms (all spacious & upstairs including game room)
- 2.5 Baths
- 2,456 Living Sq/Ft

School District: Pearland ISD

Elementary: [H C CARLESTON ELEMENTARY SCHOOL](#)

Middle School: [PEARLAND JUNIOR HIGH SOUTH](#)

2<sup>nd</sup> Middle School: [JAMISON MIDDLE SCHOOL](#)

High School: [PEARLAND HIGH SCHOOL](#)

Home details and school information should be verified independently. Neither the seller nor the agents provide any guarantees or warranties regarding this information.