

# 2315 Delta Bridge Drive, Pearland

## Upgrades/Renovations:

- High efficiency Trane 4 ton HVAC circa 2019
- Moving Cool 1 ton AC unit mounted in attic for garage cooling circa 2015
- Gas hot water heater 2009
- Gas hot water heater 2024
- 320 sq. ft. covered porch with bead board ceiling and stamped concrete flooring circa 2017
- Recent Upgraded microwave, gas range, gas oven, and dishwasher to KitchenAid
- Upgraded kitchen sink and bathroom sinks to Kohler
- Outdoor storage building circa 2015
- Installed natural gas hookup for backup generator circa 2019
- Upgraded many of the light fixtures
- Upgraded lighting and power in garage (2 dedicated 20 amp circuits installed) circa 2015
- Epoxy flooring in garage and bonus room
- Upgraded bathroom fixtures and shower door
- Installed hardwood flooring in all formerly carpeted rooms in 2009
- Installed crown molding in entry hall, formal living room, dining room, family room, kitchen, primary bedroom, and office
- Repainted interior and exterior with Sherwin Williams Superpaint with lifetime warranty
- Installed 4 camera security system with phone app circa 2015
- Installed Google smart doorbell camera system.

## And here's what you need to know

- Zoned to Alvin ISD
- Low Total Tax Rate: 2.512698
- Trails and amenities galore in Shadow Creek Ranch
- Easy access to Texas Med Center and Downtown- 15 minutes
- Stunning water views
- Outdoor lake view east facing living space ready for hosting gatherings year round.
- Tons of shopping and dining options nearby including Costco and Sam's club, Pearland Town Center, HEB, and more!

DocuSigned by:

Mitchell Downington

DF4261761F624E4...

DocuSigned by:

Marie E. Egan

E62ADA25FE6E404...