2205 Shadybend Dr,

Pearland, TX 77581

For Sale $455K (Please take 1)



**House info:**

One story, 4 bedroom, 3 full baths, study w/ side entry door, dining, breakfast room, double gas fireplace. House has two central HVAC systems. Previous has lifetime foundation transferable warranty through Allied Foundation. Seller is providing a 12 month Home Warranty with purchase.

Has brand new…

1 Central A/C & heater (Dakin w/warranty for new homeowner)

Electrical Panel / Breaker Box

Trees trimmed

Facia boards & soffits

Added R-60 Cellulose Blow-in insulation to attic

GE Stainless Gas range stove

GE Stainless Microwave

GE Stainless Dishwasher

Tile flooring in kitchen & baths

Laminate wood floors through-out

Door knobs

Most all ceiling fans & light fixtures

Bathroom mirrors

All Toilets

2 bathrooms vanities

2 new tiled shower/tub

All faucets (kitchen & bathrooms)

Quartz countertops in kitchen & master bath

Double stainless sink & garbage disposal in kitchen

Pool pump motor & water feature pump & multi-valve handle.

Pool was drained and acid wash

Paint throughout

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For showing appointments, questions, offers etc.

Text Amy 832-419-6966 / movingwithamy@yahoo.com

UTR-Texas, Realtors

**Garage Apartment** **info**:

1 bedroom, living room, loft, kitchenette & full bathroom. Has brand new a/c window unit. Keep in mind it had/has central a/c with duct work etc but just not working. Could add new a/c later. Two long closets for storage & clothes etc. Rental rate value $700 + a month

Has brand new…

kitchenette = countertop w/ double sinks & faucet & garbage disposal

Microwave

Light fixtures

Ceiling fan

Bath vanity, countertop & faucet

A/C window unit (needs to be installed)

Toilet

Laminate wood floors

Paint

Door knobs

**Lot info:**

Spacious backyard w/ In-ground pool, large covered bar /entertaining area and covered patios. Front driveway could fix 2-4 cars & side driveway extends about 2-3 deep on side of house. Allowed and has great parking trailer, boat, RV etc. Nice mature landscaping and once spring & summer come will be full and lush again. Has 2 car garage with an office to the back right inside garage.

This house has had a lot of work done and updates etc. There is always more can be done. It has so much potential. Create with your person touches and enjoy making it your & your family’s new home 😊

