

2403 HANSTON CT

Age Of All Mechanicals – Roof / Water Heater / HVAC / Furnace / Pool Equipment

HVAC

1. Furnace: Feb 2018
2. Evaporator A-coil: April 2023
3. Condenser Unit: June 2023

Pool Pump: March 2023

Pool Resurfaced: May 2019

Pool professionally cleaned by Blue Science since resurfacing in 2019.

Water Heater: April 2019

New Roof: July 2019

New Fence: 2020

Under Sink Disposal: March 2024

Under sink water Filtration System: Filters replaced March 2024

Termite inspection completed in April 2024. No presence or damage found indoors or outdoors.

Updates To Electrical, Plumbing, Etc & Remodel Year, What was done, etc.

EV Car Charger Installed August 2019

Primary Bath Renovated in March 2022. Replaced all primary bath plumbing with PEX.

New cabinets, mirror, sink shower, lights, bathtub & hardware

Guest Bath Renovated in Feb 2022. Replaced all guest bath plumbing with PEX.

New cabinets, mirror, sink shower, lights & hardware

Kitchen Remodeled in 2023

New cabinet doors, cooktop, exhaust (venting out) oven, dishwasher, microwave, under/over cabinet lighting, sink, faucet, water dispenser, quartz countertops and backsplash. No PEX in kitchen

New recessed ceiling lights. 5-year warranty. I will leave receipts.

*All Info Per Seller. Buyers & Buyers Agent To Verify Accuracy Of All Information

Average Utility Bills – Water, Electric, Gas

Water – Brazoria Co Mud #2 - \$55

Electric – \$160

Gas – \$25

Nearby Parks

Southwyck Lake Park

Southwyck Sunset Park

Southwyck Golf Club

Schools

Pearland ISD

Silverlake Elementary

Leon Sablatura Middle School

Rogers Middle School

Berry Miller Junior High

Pearland Junior High West

Glenda Dawson High School

Pearland ISD has Excellent Gifted and Talented Program and very experienced Teachers.

Leon Sablatura Middle School and Pearland Junior High offer Highly Gifted Math Program for GT students with exceptional Math ability. Students can test in to qualify.

School Bus Stop is at the corner of the House at the intersection Hanston Ct. and Clarestone St.

Never flooded in any storms. No flooding in the neighborhood in the past 12 years.

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