

Welcome Home!

Please take this flyer with you as a reminder of this home's outstanding features!

**3230 Lee Circle
Pearland, Tx 77581**

**1925 sqft (per builder)
4 bedrooms, 2 baths
www.har.com/95122661**

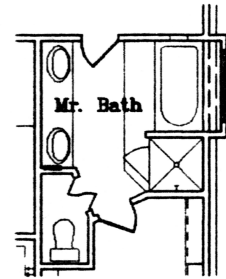
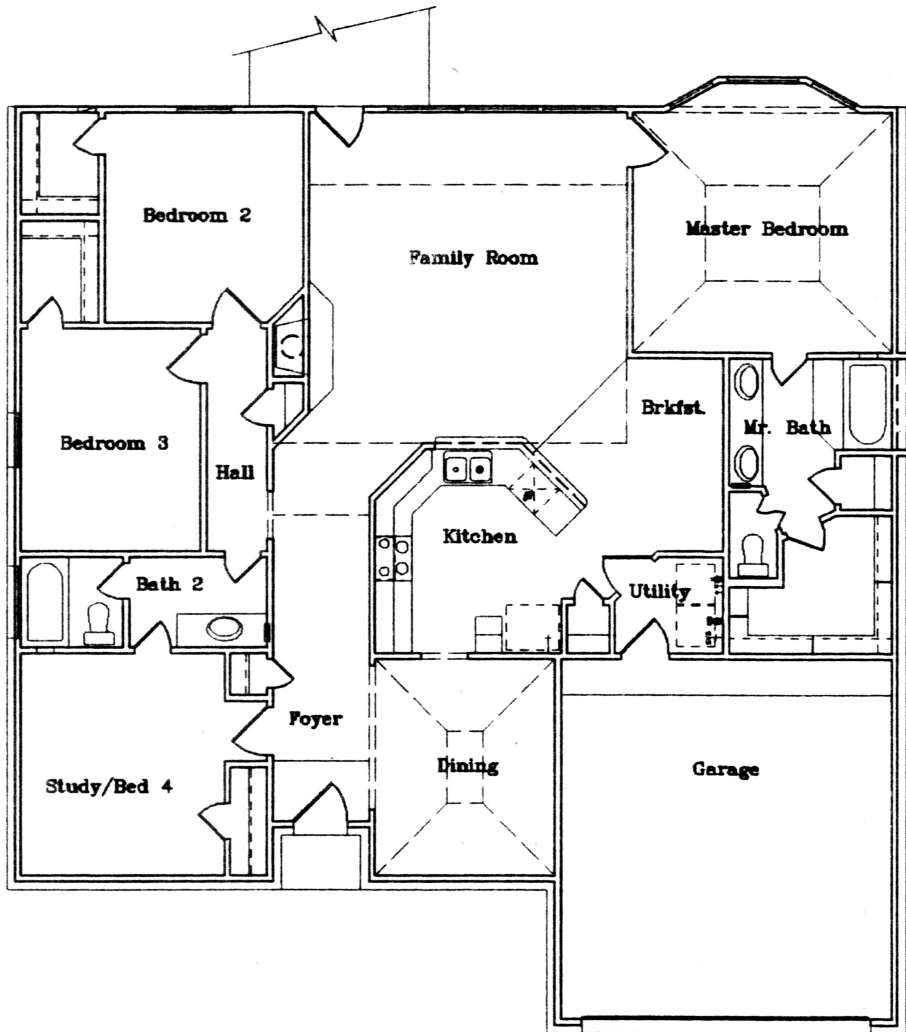
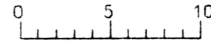
Listing Agent: Brian Harrington
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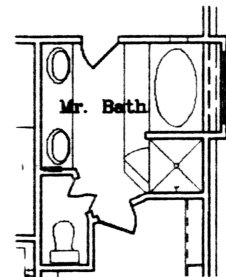
- Beautiful well cared for home!
- Tons of natural light
- No backdoor neighbors
- 10ft high ceilings in main room, dining, and primary bedroom
- Large side yards, with some space between you and your neighbor
- Custom ceramic tile in all common areas with special detailed accents: framed tile at main entry, garage entry, and fireplace hearth
- Six panel doors with oil-rubbed bronze doorknobs
- Durable Berber carpet in all bedrooms (2017)
- Eat-in kitchen, breakfast bar, and formal dining room
- Granite countertop and bar
- Samsung 1.9-cu ft 1000-Watt Over-the-Range Microwave with Sensor Cooking (Fingerprint Resistant Stainless Steel) (2022)
- Samsung 30-in 5 Burners 6-cu ft Self-cleaning Air Fry Slide-in Smart Natural Gas Range (Fingerprint Resistant Stainless Steel) (2022)
- Frigidaire Gallery dishwasher with OrbitClean® Wash System, 52 dBA. (2018)
- Updated lights in breakfast, kitchen, and foyer
- Custom storage above washer/dryer
- Built-in hidden storage at right-side fireplace surround
- Large backyard windows bring the outside in
- Updated ceiling fans (2022)
- Primary split from secondary bedrooms
- Large primary with bay window
- Built-in shelves in the primary closet
- First room is a bedroom that can be used as a study with own entrance to common bath
- Timberline 30 year high-definition roof with storm guard in the valleys (2016)
- Aluminum upgraded pulldown attic stairs (2022)
- 16 SEER American Standard, Freedom 80, two-stage AccuLink
- 40-gallon water heater (2019)
- Exterior paint (2016)
- Easy to get out of your car with the extra-wide concrete driveway (2023)
- Garage door opener (2017)
- Backyard spaces are nicely maximized
- Huge! 23x12 concrete patio along back of home (2023)
- Backyard outdoor outlet controlled via light switch – hang up your patio lights!
- Hardie-siding in back (2016)
- Two backyard gate entrances, one on each side yard
- Additional 9x6 storage shed on side of yard
- Foundation repair with lifetime transferable warranty
- Close to grocery, hardware, and sporting goods stores (lots of retail shopping nearby)
- Not far from Pearland High School, and Turner College & Career High School, and Pearland Junior High West
- No HOA! No HOA fees!

THE MARTINIQUE

approximate living area 1925 sf



Option 1



Option 2

plan 1925



Calais Homes

Plans and specifications are subject to change without notice

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