

## 2401 FASTWATER CREEK CT., PEARLAND, TX



### Features and Upgrades

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- **Roof Replacement**
  - New roof installed in 2023
- **HVAC System**
  - Both AC units replaced in 2021
  - AC ducts replaced in 2021
- **Additions and Remodels**
  - Mancave/office room added in 2022 equipped with AC in the backyard
  - Upstairs bathroom shower remodeled
  - Amazing dry sauna added in master bathroom
- **Outdoor Enhancements**
  - Covered patio (30ft x 15ft) added, featuring ceiling fans
  - Driveway extended to the back of the house for additional parking
  - New fence installed in 2022
  - Storage shed in the backyard added in 2022
- **Flooring and Foundation**
  - Flooring (1st floor) updated in 2019
  - Foundation repaired in 2019
- **Pool**
  - Pool installed in 2015 and includes the pool cleaner system
- **Others**
  - Security cameras are owned and stay with the house
  - HOA Amenities website  
([https://www.shadowcreekranch.net/recreation/rec\\_center.html](https://www.shadowcreekranch.net/recreation/rec_center.html))
    - Four Large pool including water park
    - Tennis courts, multiple Sand Volleyball courts, frisbee golf, walking trail, etc.

*It's not just the lifestyle... it's the experience*