

# SELLER NOTES & FEATURES

2414 Alamanni Drive  
Pearland, TX



JORDAN WRIGHT  
832.657.6250

ROOF REPLACED IN 2016  
40 GALLON GAS WATER HEATER - 2019  
EXTERIOR REPAINTED SEPTEMBER 2023  
ALL NEW TILE FLOORS THROUGHOUT  
NEW CARPET IN PRIMARY BEDROOM  
NEW QUARTZITE KITCHEN COUNTERS  
NEW KITCHEN FAUCET  
NEW STAINLESS STEEL FARMHOUSE SINK  
NEW BACKSPLASH  
NEW KOHLER TOILETS  
COMPLETELY REPAINTED INTERIOR  
PAINTED KITCHEN CABINETS AND BATHROOM CABINETS  
NEW CEILING FANS IN ALL ROOMS AND BACK PORCH  
NEW DINING ROOM LIGHT FIXTURE  
NEW CANNED LIGHT FIXTURES KITCHEN/LIVING ROOM/HALLWAY  
NEW 5-1/2" BASEBOARDS  
NEW 2-1/2" BLINDS ALL ROOMS THROUGHOUT HOUSE  
NEW INTERIOR SOLAR SHADES (5 WINDOWS)  
NEW CONTEMPORARY FRONT DOOR WITH STAINLESS STEEL HARDWARE - SOLID MAHOGANY  
NEW LED LIGHTS IN LAUNDRY/MAIN CLOSET AND GARAGE (REPLACED FLUORESCENT)  
NEW AC VENTS THROUGHOUT  
NEW HONEYWELL THERMOSTAT  
NEW BATHROOM MIRRORS AND LIGHT FIXTURES (MAIN AND GUEST)  
NEW PRIMARY BATHROOM MATTE BLACK FIXTURES  
MODERN PRIVACY PANEL ON FRONT PORCH  
BACK DOOR WINDOW INSERT WITH BLINDS  
UPDATED OUTDOOR LIGHT FIXTURES (3)  
KITCHEN APPLIANCES LESS THAN 2 YEARS OLD  
OVER \$60,000 WORTH OF INTERIOR UPGRADES

COMPLETELY REFRESHED LANDSCAPING AND ADDED STACKED WALKWAY/ROCKS - \$6,000

FULL BRICK EXTERIOR  
NEIGHBORHOOD CLUBHOUSE  
HEATED POOL/SPA  
FITNESS CENTER  
BALLROOM  
11 ACRE LAKE  
1 MILE WALKING TRAILS  
HOA FEES INCLUDE: AMENITIES, COMMUNITY CENTER & EVENTS, SECURITY SYSTEM AND BASIC XFINITY CABLE/INTERNET, AS WELL AS FRONT YARD AND SPRINKLERS. YOU CAN HAVE YOUR BACKYARD MAINTAINED AS WELL FOR SMALL ADDITIONAL FEE.  
EVERY 9 YEARS THE HOA PAINTS THE EXTERIOR & EVERY 2 YEARS THE HOMES FRONT DOOR WILL GET STAINED.