

2718 N Larkspur Circle - Countryplace

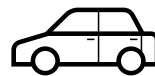
Pearland, TX



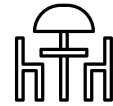
2 bed + study



2 baths



2 car garage



Sunroom

features

OFFERED AT \$365,000

- 2300 SF, includes sunroom enclosed w/ Conservaglass hurricane rated windows
- Large family room perfect for entertaining with built in shelves & cabinets
- Tile floors throughout the home
- Kitchen / Dining
 - Quartz counters, Chef Prep island, Lots of counter & cabinet space, Gas range, farm style stainless sink, Spacious breakfast room
 - Dining Room with chair rail & crown molding
- Primary Suite
 - Large primary with vaulted ceiling
 - Bath updated by Re-Bath w/ large walk-in shower, dual stone vanities, large walk-in Closet, WC wheelchair accessible
- Full bath - combined tub / shower
- Bonus room for study, workout, guest bedroom

- French drains, gutters, sprinkler
- 2023 Kitchen Light Fixtures
- 2022 Dishwasher
- 2019 Wood fence (sides)
- 2018 Water Heater
- 2017 GAF roof
- 2015 16 Seer / 4 ton HVAC
- 2013 Foundation repair
- Community includes 18-hole golf course (discounted), exercise rooms, game rooms, Olympic Swimming pool, tennis courts, walking trails around scenic lakes
- Located near shopping, restaurants, w/ easy access to SH288 & BW8 to Medical Center and other Houston destinations

negotiable non-realty items

Refrigerator in Kitchen, utility room *as per seller



The Klemann-Cohen

Team

KW PREFERRED
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