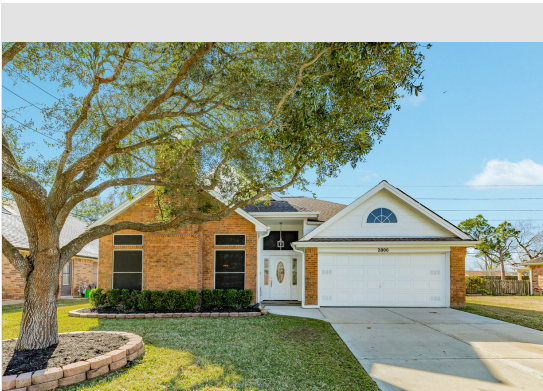


2806 S Peach Hollow Cir - Countryplace

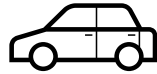
Pearland, TX



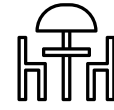
3 bed



2 baths



2 car garage



Covered Patio

features

OFFERED AT \$374,500

- 2,360 SF, all brick home & no back neighbors
- Ceramic tile wood look floors, crown molding, accent columns, neutral paint color, 2 fireplaces
- Active 55+ community, One person living at the house must be 55+, no one under the age of 18 may stay more than 30 days a year
- Family, Living & Dining Room open floor plan layout, adjacent to Kitchen perfect for entertaining family & friends, plenty of natural light
- Kitchen & Breakfast area - Crisp white cabinets, quartz counters, large chef prep island, stainless appliances, breakfast nook with modern light fixture
- Primary Suite & Spa - Vaulted ceiling, bay window overlooks backyard, large walk-in closet. Bath offers quartz counters, dual sinks, garden tub, walk-in shower
- Bonus space for office or reading nook
- Full bath - combined tub / shower
- 2nd & 3rd bedrooms w/ walk-in closets

- Enclosed sunroom
- 2022 solar panels
- 2021 30-year shingle roof
- 2021 22-kw Generac generator
- 2020 Trane HVAC
- 2020 Foundation w/ lifetime warranty
- 2019 Water heater
- Sprinkler system, French drains
- Dual pane windows, solar screens
- Epoxy floor in garage
- Tax rate 2.188
- Community includes 18-hole golf course (discounted) w/ grill & happy hour, exercise & game rooms, Olympic Swimming pool, tennis/pickleball 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

*as per seller

The Klemann-Cohen

Team

KW PREFERRED
KELLERWILLIAMS, REALTY

Each office independently owned and operated

Lauren Klemann-Cohen, Realtor®
Lauren@KlemannCohenTeam.com
713-819-3069

Joel B. Cohen, Realtor®
Joel@KlemannCohenTeam.com
713-819-3227

