March 31, 2026

April 14, 2026 (updated)

April 16, 2026 (updated)

Subject: 1701 Preserve Lane, Pearland, Texas 77089 Selling Features

Lot

Simply put, 1701 Preserve Lane is THE BEST lot in The Preserve at Highland Glen. As a 75' corner lot facing The Preserve, it provides sunrise and unobstructed sunset views of The Preserve. With direct access to The Preserve of Highland Glen's nature trails, 1701 has always been a smoke-free, pet-free, flood-free home.

Outdoors

1701 is an ACME brick and stone home with minimal hardboard. With a wrap-around garden that features both tropical and hardy plants and flowers, 1701 has consistently set the standard for the neighborhood by maintaining a garden that boasts baby birds each spring season. And, with a setback fence that does not block the view from the formal dining room, you can enjoy the garden and sunrises unimpeded. A 12-zone sprinkler system, with a dedicated zone for a 12'x12' raised garden bed, allows you to program and run the system via the on-site control panel or via the app. With a freshly-painted exterior and gutters around the entire home, 1701 offers a 10K gallon salt-water pool and attached hot tub that features lights and a gas-fueled warmer. In addition, a pool shower allows participants to rinse off before and after swimming. With an electrically powered pergola perfectly centered on the morning area, you can enjoy meals indoors or outdoors under garden lights and a ceiling fan. In addition, with a gas line provided to the rear back patio, you can cook and never haul a propane tank. With satellite speakers installed, you can enjoy the audio from the family room. There is a 9-camera surveillance system that is hard-wired and app driven. The garage features remote keypad access along with a work sink to wash up while you are working outdoors. Hurricane-clipped framing and a brand-new roof seals the home and add architectural interest. Three hose bibs ensure that you have access to water on all sides of the home. With a copper porch topper and bricked front porch, the elegance of 1701 remains unmatched as you enter your new home through a floor-to-ceiling Lead Glass front door.

Floorplan

1701 offers 3 bedrooms and 3 bathrooms downstairs, 2 bedrooms and 1 bathroom upstairs, 1 front office, and a 3-car garage. This home is the perfect floor plan where no two bedrooms

share a wall, and all the bathrooms have high ceilings. Each room has 2" faux window blinds. If not installed, they are in Attic 1 outside the second-floor bathroom.

Throughout the home:

- A tankless water heater serves the entire home. So, long showers await you here.
- An attic antenna brings in over 120 channels of free digital television. Connected to every television in the home through a cable system, you can watch local TV without cable.
- App-driven thermostat controls.
- All rooms have been repainted.
- Every bedroom and every living space comes with a flat panel TV with in-wall cable management.
- Every bedroom has an installed hook for clothing.
- Every bathroom has an installed hook for clothing.
- Every closet has The Container Store closet system designed to fit the space.
- The craft room, master suite, front office closet, pantry, and door to the garage have electronic code locks.
- Brand new daylights are installed throughout the entire home. The lighting in the front office, secondary bedrooms, and secondary bathrooms feature the ability to change from daylight to warm light without removing the bulb.
- Landline connections are in place in the front office, kitchen, primary bedroom, and craft room.
- All operational windows and all doors are tied to the security system.

FIRST FLOOR

The entire first floor has wood flooring except for the bathrooms and laundry room.

Mother-in-Law Suite (Bedroom 2)

Included in the bedroom count is a mother-in-law suite downstairs with high ceilings. And, with the ensuite bathroom, your loved ones can stay and maintain their own space. With a closet system installed, the double-door entry allows clear access to your clothing and personal items. A 32" television is installed.

Dining Room

Features high ceilings, crown molding, and two entrances.

Butler's Pantry & Pantry

The Butler's Pantry features high ceilings, granite countertop, tall top cabinetry, bottom cabinetry, and a cutlery center for silverware. The pantry has an installed closet system from The Container Store. With a 9-foot ceiling in the pantry, everything fits!

Kitchen

The kitchen features high ceilings, crown molding, double ovens, gas stove top, and a golden triangle between the sink, refrigerator, and stove top. With tall top cabinets and granite countertops, the kitchen is top of the line with bump-ups and bump outs, a cutlery center, a knife and cutting board center, in-drawer trash storage, pot drawers under the stove, under-cabinet lighting, under-sink organizer, sink pull-out trays, spice rack, and crown molding. With hi-lo granite countertops, you are the captain(s) of the home and can see throughout the open floor pan. The refrigerator rests inside a cabinet enclosure, and a goose-neck faucet allows you to address allow of your needs.

Morning Area

With high ceilings and crown molding, this space greets the morning sun.

Family Room

With high ceilings and crown molding, the family room features a gas log fireplace (with remote) and 5.1 Surround Sound, powered by Sony equipment that is remaining, connected to a 60" television. With custom lower cabinetry in place, connections allow you to share sound to the stereo satellite speakers in the front office, two first floor bedrooms, and the rear patio. With a recessed electrical outlet, you can connect lamps without stream cords all over the place. With wooden stairs elevating you to the second floor, a seamless look is achieved through the wrought iron balusters.

Primary Bedroom

With high ceilings and crown molding, this spacious master bedroom offers you the choice of where you want your television connected. With two options, you can arrange the bedroom how you see fit. With individual reading lights installed on one side of the room, you can increase or decrease light levels within the room. With satellite speakers installed, you can enjoy the audio from the family room. A 50" television is installed.

Primary Bathroom

With high ceilings and crown molding, this spacious bath offers "his and hers" sinks with framed mirrors, granite countertops, and granite windowsills. With a water closet, you can share the space and still maintain privacy. With a separate glass-enclosed shower, you can experience 4 jets in addition to the main shower head. To help you keep in touch with the

world, the bathroom features a 32” television that you can watch from the 42” garden tub. With “his and hers” medicine cabinets, the essentials are within reach.

Primary Closet

With high ceilings, you have 9 shelves of space on 2 of the 3 walls and 6 shelves of space on 1 of the 3 walls. From pants to blouses to skirts to long dresses, this closet holds it all. And, with a dedicated purse/accessory wall, you can get dressed in ease. Featuring 6 jewelry drawers, “his and hers” shoe systems, 20 pull out drawers, and space for boot storage, this space meets all your needs while also storing hygiene and linens.

Under the Stairs

Under the wooden stairs, there is a lighted decorative space that can be used as a Prayer Closet, Wine Room, Safety Space, or Kids Playroom.

Craft Room (Bedroom 3)

With high ceilings, this bedroom has a craft room closet system and wall system that allows the savvy to create in a dedicated space. With satellite speakers installed, you can enjoy the audio from the family room. A 60” television is installed.

Front Office

With high ceilings and crown molding, this office offers an amazing view of The Preserve through the front windows. You can watch the white cranes socialize, the birds’ nest, or just enjoy the garden’s calla lilies. With a closet system installed, you can store all your tools and widgets with ease. With satellite speakers installed, you can enjoy the audio from the family room. A 32’’ television is installed. <u>With a recessed electrical outlet, you do not have to trip over cords to navigate the desk.</u>

Laundry Room

With high ceilings, the installed closet system handles all your paper storage needs with space for side-loading pedestal mounted washer and dryer. With a 4-hamper laundry system installed, the family can sort their needs with ease. A Manabloc Structure Plumbing System is installed to provide you access to all water connections on the property.

Mud Room

With high ceilings, the organizational space allows you to hang coats, hats, and umbrellas. With a plug installed by the shelving system, a charging system can be utilized.

SECOND FLOOR

Guest Bedroom (Bedroom 4)

With high ceilings, this room features a 32” installed television and a closet system that still allows access to the attic storage.

Guest Bedroom (Bedroom 5)

With high ceilings, this room features 2 – 42” televisions that will connect to your computer and provide two additional monitors. 1 – 32” television, for “normal” usage, allows you access to television. With 4 flush-mounted dimmable lights, you can use this space for any purpose.

Playroom

With high ceilings, this room features ballet mirrors and a 42” television installed.

Media Room

The media room features 5.1 Surround Sound, powered by Sony equipment that is remaining, with an installed 70” television and dimmable lights. With two attics spaces off this area, you can store items under the spray foam insulation barrier.

Attics

This home features four separate attics. Two attic spaces are located on either side of the Media Room. One space is located outside of Bedroom 4’s walk-in closet. And, one space is located at the second-floor landing.