

kw METROPOLITAN
KELLERWILLIAMS. REALTY
Seller Information
3118 Chappelwood Dr, Pearland, TX 77584

Recent home updates:

- Quartz countertop in kitchen (2021)
- White tile backsplash in kitchen (2021)
- Luxury wood vinyl flooring throughout house (2021)
- Stainless steel GE fridge (2022)
- LG top-loading washer (2025)
- Powder room vanity (2021)
- Garbage disposal (2021)
- Kitchen sink (2021)
- Full roof (2020)
- Garage door motor mechanism (2022)
- Gutter system (back of house) (2023)

Average utility cost: (water, gas, electricity) = \$1,884/year

Why are you moving? Job relocation back east

What made you fall in love with this home when you purchased it?

- Open-concept layout
- Single level
- Large floor-to-ceiling 5-panel bay window
- Ton of natural light. Mature trees also provide shade.
- Houseless view from backyard. Looks out onto Sasser Park.
- Storage galore
- High ceilings throughout
- Lush, open backyard
- Large front patio
- Flex office-den space with French doors
- Formal dining room
- Master bath suite
- Ample kitchen counter space

What are a couple of things you love to do at home?

- Open concept layout and formal dining room are perfect for hosting dinners and multi-family/friends gatherings.
- The flex office den is ideal for working from home.

What do you like most about the neighborhood/area?

- Chappelwood Dr neighbors are the best! Our cul de sac neighbors hold family block parties several times a year. We also have a neighbors' GroupMe account where we communicate and share neighborhood related things
- Fieldstone subdivision is a very family-friendly quiet neighborhood.
- Silverlake is a sought-after, well-planned, and safe community.
- Zoned to Glenda Dawson HS and a highly-ranked school district.
- Walkable to Sasser Park and Silverlake walking paths.
- HOA offers Silverlake community pool and tennis courts.
- Silverlake is great for avid golfers with nearby golf course.

What amenities are nearby (shopping, parks, restaurants) that you enjoy?

- 5-minute drive to Costco and Target. About 10-minute drive to Pearland Town Center, HEB, and a myriad of dining and retail establishments. Very convenient!