



3237 Harkey Rd, Pearland

EXTERIOR FEATURES

ARCHITECTURAL DESIGN

- MODERN CONTEMPORARY CUSTOM-BUILT ESTATE
- DRAMATIC GATED ENTRANCE WITH ARCHITECTURAL STEEL GATES
- EXPANSIVE ASPHALT DRIVEWAY WITH EXTENDED PRIVATE APPROACH
- COVERED PORTE-COCHÈRE STYLE CENTER DRIVE-THROUGH FEATURE
- SMOOTH MODERN STUCCO-STYLE EXTERIOR
- CONTEMPORARY BLACK ACCENT DETAILING
- OVERSIZED PICTURE WINDOWS DESIGNED FOR NATURAL LIGHT
- CONTEMPORARY BALCONY OVERLOOKING THE PROPERTY
- COVERED OUTDOOR ENTERTAINING SPACES
- EXTENSIVE EXTERIOR LIGHTING
- PROFESSIONALLY LANDSCAPED GROUNDS
- MASSIVE BACKYARD ACREAGE WITH ROOM FOR FUTURE ADDITIONS



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INTERIOR LUXURY FEATURES

GRAND ENTRY & LIVING SPACES

- DRAMATIC DOUBLE-DOOR MODERN ENTRY
- SOARING CEILINGS WITH EXPANSIVE VERTICAL SIGHT LINES
- DESIGNER STAIRCASE WITH CUSTOM MODERN RAILING SYSTEM
- HIGH-GLOSS DESIGNER FLOORING THROUGHOUT MAIN LIVING SPACES
- OPEN-CONCEPT LUXURY FLOORPLAN
- CUSTOM FLOOR-TO-CEILING MODERN STATEMENT FIREPLACE SURROUND WITH DRAMATIC SLAB DETAILING
- EXTENSIVE RECESSED LIGHTING THROUGHOUT
- OVERSIZED WINDOWS FRAMING THE ACREAGE VIEWS
- MODERN BLACK-AND-GOLD LUXURY DESIGN ACCENTS

THE LIVING ROOM ESPECIALLY CREATES A TRUE LUXURY-SHOWCASE FEEL WITH:

- TWO-STORY CEILING HEIGHTS
- DRAMATIC NATURAL LIGHT
- CUSTOM FIREPLACE WALL
- DESIGNER FEATURE FINISHES



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GOURMET KITCHEN FEATURES

DESIGNER KITCHEN

- OVERSIZED WATERFALL ISLAND WITH DRAMATIC QUARTZ SURFACES
- FULL-HEIGHT QUARTZ BACKSPLASH
- CONTEMPORARY CUSTOM CABINETS
- GOLD DESIGNER HARDWARE AND PLUMBING FIXTURES
- PROFESSIONAL-STYLE STAINLESS APPLIANCE PACKAGE
- GAS COOKTOP
- MODERN VENT HOOD DESIGN
- LARGE ENTERTAINING LAYOUT WITH OPEN SIGHTLINES
- EXTENSIVE STORAGE AND PREP SPACE
- LUXURY MODERN LIGHTING FIXTURES

THE KITCHEN WAS CLEARLY DESIGNED AS BOTH:

- A FUNCTIONAL CHEF'S KITCHEN
- AND A VISUAL CENTERPIECE OF THE HOME.



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PRIMARY SUITE & SPA BATH

LUXURY PRIMARY BATH FEATURES

- SPA-INSPIRED STEAM SHOWER/JETTED SHOWER SYSTEM
- CONTEMPORARY FLOATING-STYLE VANITY SETUP
- DESIGNER TILE SELECTIONS
- QUARTZ COUNTERTOPS
- MODERN LIGHTING AND MIRRORS
- HIGH-END FIXTURE PACKAGE

THIS BATHROOM GIVES:

- PRIVATE LUXURY SPA RETREAT.
- NOT BUILDER-GRADE.
- NOT COOKIE CUTTER.
- ACTUAL STATEMENT-PIECE DESIGN.



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DEVELOPMENT & FUTURE COMPOUND POTENTIAL

- ONE OF THE MOST UNIQUE AND VALUABLE ASPECTS OF THIS PROPERTY IS ITS FUTURE FLEXIBILITY.
- THE PROPERTY HAS CONCEPTUAL REPLAT LAYOUTS REFLECTING THE POTENTIAL ABILITY TO SUBDIVIDE PORTIONS OF THE ACREAGE INTO ADDITIONAL HOMESITES, SUBJECT TO GOVERNMENTAL APPROVALS AND BUYER VERIFICATION.

POTENTIAL FUTURE USES MAY INCLUDE:

- MULTIGENERATIONAL COMPOUND LIVING
- ADDITIONAL LUXURY HOMES
- GUEST HOUSES OR CASITAS
- INVESTMENT/DEVELOPMENT OPPORTUNITIES
- PRIVATE ESTATE EXPANSION
- LONG-TERM LAND HOLD POTENTIAL

THE SITE LAYOUT CONCEPT INCLUDES:

- PROPOSED LOT DIVISIONS
- FUTURE INFRASTRUCTURE CONSIDERATIONS
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