

WHERE EVERY ROOM
**CATCHES
THE LIGHT**

This home is a 4-bedroom, 3-bath home in Pomona that lives larger than its footprint – soaring 12-foot ceilings, a wall of windows across the back, and an open-concept layout that makes natural light the main feature of every room. The owners spent five years layering in custom woodwork, hard floors throughout, and a private backyard retreat with no rear neighbors. Minutes from Pearland Town Center and a straight shot to the Texas Medical Center via 288.



NOTABLE FEATURES & UPGRADES

LAYOUT & FINISHES

- 4 BED / 3 BATH + HOME OFFICE & FLEX/PLAYROOM
- 12-FOOT ENTRY CEILINGS, OPEN-CONCEPT LAYOUT
- WALL OF WINDOWS ACROSS THE BACK
- ISLAND KITCHEN WITH QUARTZ COUNTERTOPS
- SPA-STYLE OWNER'S BATH WITH SOAKING TUB, SEPARATE SHOWER, DUAL VANITIES
- HARD FLOORS THROUGHOUT (NO CARPET)
- CUSTOM WOODWORK ACCENT WALLS – LIVING ROOM, HALLWAY, PRIMARY BEDROOM, TWO SECONDARY ROOMS

BACKYARD & EXTERIOR

- EXTENDED COVERED PATIO SLAB
- PROFESSIONAL LANDSCAPING WITH STONE WALKWAY
- FRENCH DRAINS ON EACH SIDE
- NO BACK NEIGHBORS
- RECESSED LIGHTING FRONT AND BACK

SYSTEMS & EFFICIENCY

- WHOLE-HOUSE WATER FILTRATION + SOFTENER
- WHOLE-HOUSE AIR PURIFIER (HALO)
- WHOLE-HOUSE SURGE PROTECTOR
- GENERATOR PLUG
- AC TUNE-UP COMPLETED 5/2026
- WATER HEATERS FLUSHED 5/2026
- DRYER VENT CLEANED 2/2026
- ECOBEE SMART THERMOSTAT + GOOGLE NEST
- WIFI-EQUIPPED GARAGE OPENER

STORAGE & GARAGE

- CUSTOM WOOD LOCKER STORAGE IN GARAGE
- BUILT-IN GARAGE SHELVING

COMMUNITY – POMONA

- AWARD-WINNING MASTER-PLANNED COMMUNITY
- RESORT-STYLE POOL, GYM, PICKLEBALL, TENNIS, VOLLEYBALL, BASKETBALL
- ON-SITE ELEMENTARY SCHOOL
- WALKING/BIKING PATHS AND POCKET PARKS