

3722 S Peach Hollow Cir - Countryplace

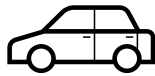
Pearland, TX



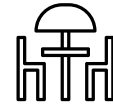
3 bed



2 baths



2 car garage



Sunroom

features

OFFERED AT \$306,500

- Built 1997, 1,904 SF, all brick home in The Countryplace Golf course Community
- 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
- The open-concept family room, kitchen, and dining areas create a warm and inviting layout designed for both everyday living and entertaining.
- Formal dining room easy access to kitchen & family room
- The kitchen is well-appointed with abundant cabinetry & counter space. A breakfast room overlooks the serene backyard.
- Primary Suite & Spa - The spacious retreat offers a generous suite with room for seating area, vaulted ceiling. Large windows provide beautiful natural light while showcasing serene views of the backyard. The in-suite primary bath is designed with dual vanities, a large soaking tub and separate glass-enclosed shower, spacious walk-in closet.
- 2nd & 3rd bedroom with large walk-in closet
- Full bath with combined tub / shower
- Enclosed sunroom (17x12) & brick patio
- 2020 HVAC system
- 2017 Water Heater
- 2015 30-year shingle roof
- Full coverage Sprinkler system
- Gutters front & back
- Utility room in the home
- 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, Washer, Dryer

*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

