



9405 SUNDOWN DRIVE *Pearland*



2,819 SQFT



8,250 SQFT LOT



3 BEDROOMS



3.5 BATHS

PROPERTY HIGHLIGHTS

- One-story Pulte home in Sunrise Lake with lake views and mature trees
- 3 bedrooms, a flex space with a closet, and 3.5 baths designed for comfortable first-floor living
- Spacious living area with tile flooring, stone fireplace, designer fixtures, and abundant natural light
- Oversized detached 2.5-car garage with new storage, covered access, and private driveway
- Convenient Pearlland location near Highway 288, shopping, the Medical Center corridor, and award-winning schools
- Community amenities include clubhouse, pool, tennis courts, and neighborhood green spaces

RECENT EXTENSIVE UPDATES

- Leaf guards installed on all gutters (2026)
- New windows (primary suite + 1) with active warranty (2016)
- House sealed for wildlife prevention (2025)
- Tankless water heater with circulation loop installed (2024)
- Full water treatment system, new fence, and outside interlock generator plug (2024)
- Roof replaced (2019)
- Main and secondary A/C units replaced (2010, 2017)
- Two full baths remodeled (2014)

INTERIOR FEATURES

- Kitchen with Silestone surfaces, gas cooktop, built-in vent hood, and walk-in pantry
- Private primary suite with high ceilings, sitting area, dual vanities, soaking tub, and glass-enclosed shower
- Flexible room ideal for a home office, hobby space, or guest overflow
- Wood-look tile flooring, upgraded doors, and window treatments including wood shutters and stained glass accents
- HVAC HEPA filters with UV lights and radiant barrier for added comfort

CUSTOM FEATURES

- Custom wine cabinet
- Custom primary closet system
- Built-in lighted display cabinet
- Shelf Genie storage systems in kitchen and primary areas
- Attic ladder for easier storage access
- Temperature-controlled storage room

OUTDOOR LIVING & LOCATION

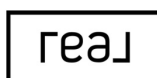
- Lake-view setting with enhanced front and back landscaping
- Low-maintenance turf yard with a lush garden
- Custom fountain, palapa, and golf green for outdoor enjoyment
- Wrought iron fence and gate
- Sprinkler system and mosquito mister system
- Hurricane-rated garage door

ADDITIONAL NOTES

- Seller-provided upgrade list totals approximately \$95,469 in enhancements
- Paid service items include Truegreen lawn and shrub care through year-end, mosquito mister service through December 2026, and next A/C check in October
- Built and maintained by original owners who selected added amenities for long-term living



HOUSTON
PROPERTIES
TEAM



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