



BUYER INFORMATION PACKET

STONEBRIDGE | PEARLAND, TEXAS

3421 Brentwood Lane

Pearland, Texas 77581

Presented by Ashley Spivey
Keller Williams Realty Clear Lake

MAKING YOUR NEXT MOVE YOUR BEST MOVE

ASHLEY SPIVEY

kw
KELLERWILLIAMS®



4,442 SQ FT

BUILT 2013

TWO STORIES

0.18 ACRE HOMESITE

Space, character and a memorable arrival

A substantial two-story home with generous gathering spaces, flexible rooms and architectural detail throughout.



4,442 sq ft

APPROX. INTERIOR

2013

BUILT

0.18 acre

HOMESITE

Two stories

LAYOUT

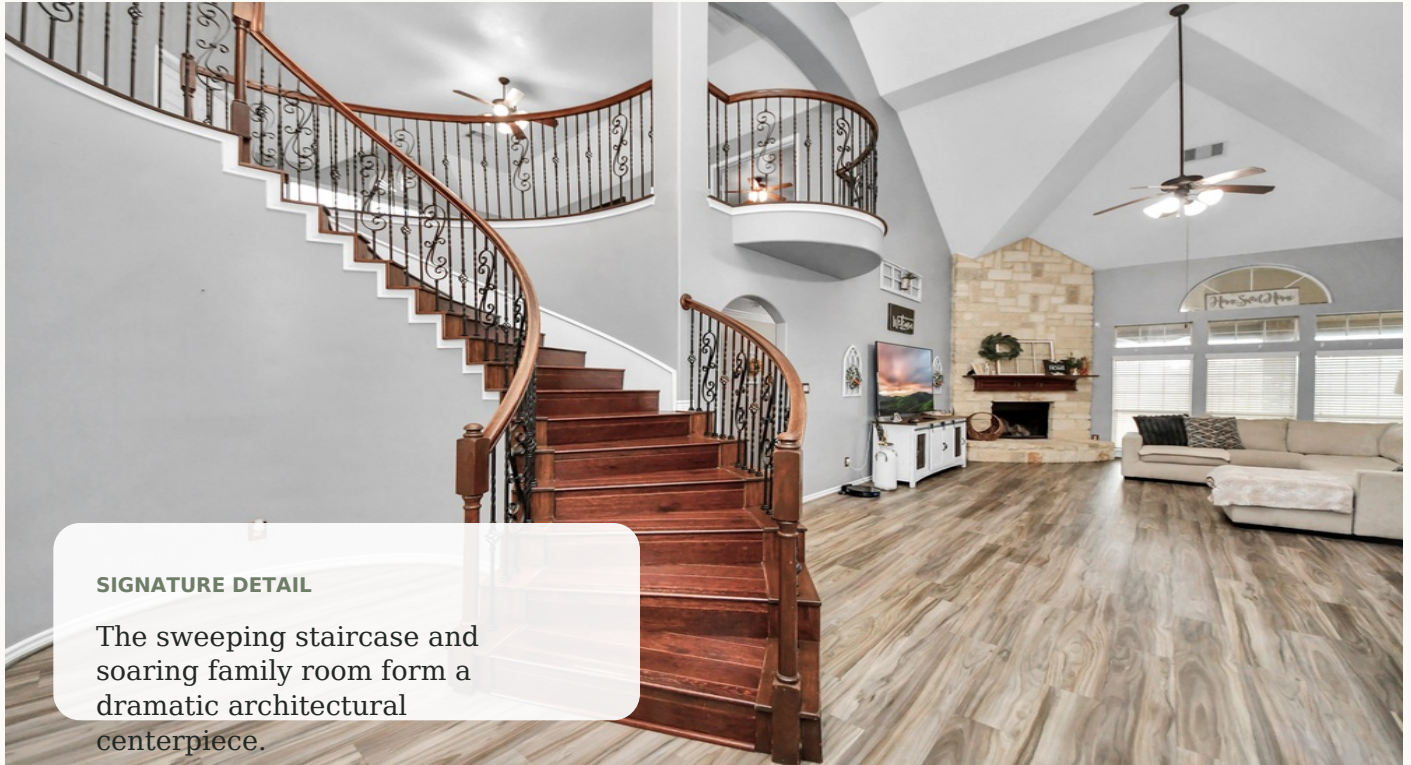
WHAT STANDS OUT

- A dramatic curved staircase and open-to-below design create an impressive sense of arrival. The first-floor primary suite is paired with another
- downstairs bedroom or flexible room. Formal living and dining areas complement the
- open family room, kitchen and breakfast nook.
- An oversized upstairs loft offers abundant room for games, media, hobbies or a second living area. Stone and brick exterior, a covered front porch and
- mature landscaping add warmth and curb appeal. The attached two-car garage and multiple walk-in
- closets provide practical everyday storage.

Property facts are based on public records and the supplied floor plan. Buyers should verify measurements and features.

Designed for gathering and everyday living

Open sightlines, natural materials and a flexible plan allow the home to shift easily from quiet mornings to full-house entertaining.



SIGNATURE DETAIL

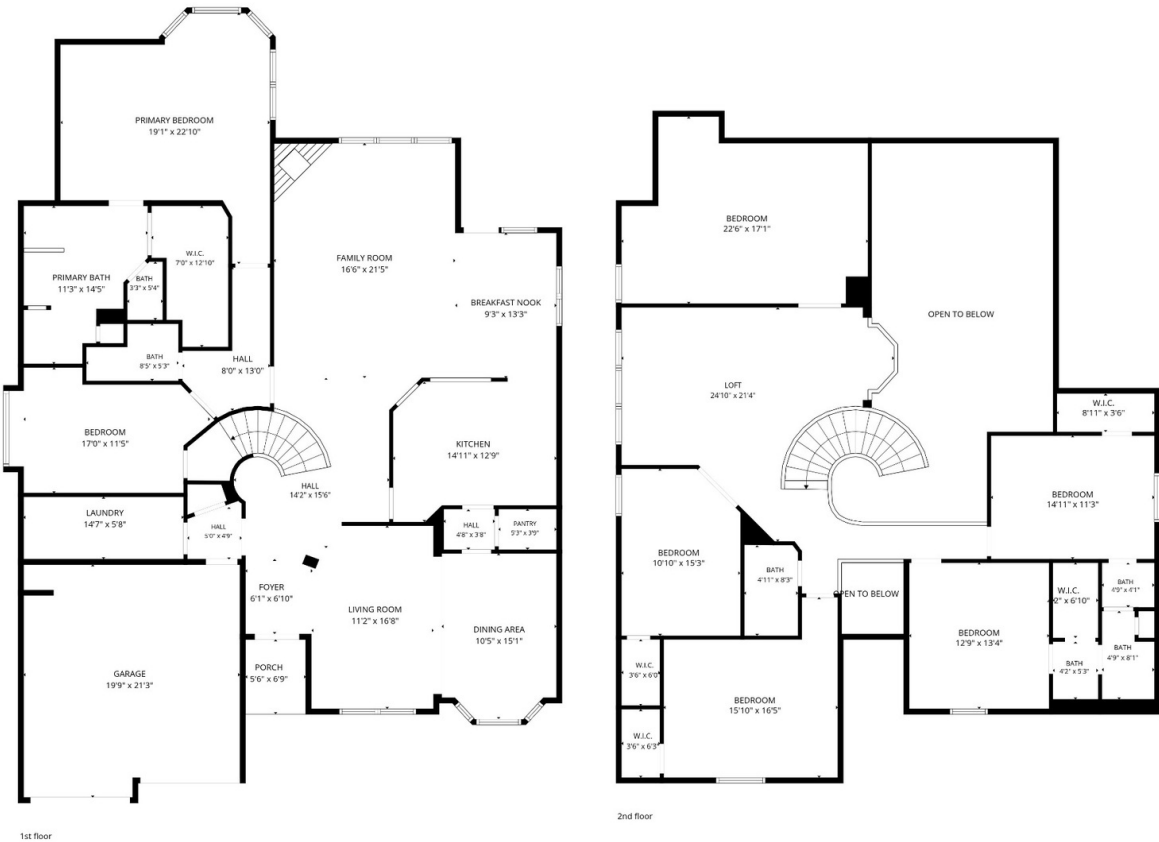
The sweeping staircase and soaring family room form a dramatic architectural centerpiece.



FLOOR PLAN

A flexible two-level layout

Use this plan as an orientation guide. Room dimensions are deemed highly reliable by the floor-plan provider but are not guaranteed.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LAYOUT HIGHLIGHTS

First-floor primary suite | Bedroom/flex room down | Large loft | Bedrooms on both levels | Two-car garage

Neighborhood and recreation at a glance

Stonebridge is an established east Pearland neighborhood near Broadway Street and Pearland Parkway, with convenient access to daily needs and city recreation.

ASSOCIATION

Approx. \$500/year

Pearland Stonebridge Homeowners Association

Current manager reported as Spectrum Association Management

Confirm the current assessment and transfer fees in the resale certificate.

CONFIRMED COMMUNITY FEATURES

Community playground

Picnic area

Association fees reported to include recreation facilities

NEARBY PUBLIC RECREATION

Zychlinski Park

2243 Grand Blvd. Basketball courts and picnic units; reported about 0.5 mile from the property.

Independence Park

3449 Pearland Pkwy. Playground, pavilion, amphitheater and open lawn for community events.

City Natatorium

4141 Bailey Rd. A year-round city recreation center with a 50-meter competition pool; membership or fees may apply.

SCHOOLS

Pearland Independent School District

Public property portals currently associate the address with Barbara Cockrell Elementary, Leon H. Sablatura Middle, Pearland Junior High West and Pearland High School. Attendance boundaries can change, so buyers should confirm assignments directly with Pearland ISD before relying on them.

POOL NOTE No HOA-maintained community pool was confirmed in the public sources reviewed for this packet. The city natatorium is included as an area swimming option.

Sources: recent Stonebridge MLS data, Texas HOA Management Certificate Database, City of Pearland Parks and Recreation.

CLOSE TO THE EVERYDAY

A quick guide to nearby favorites

A convenient east Pearland setting places groceries, local dining, shopping and public parks close at hand.



MAP KEY

- 1 3421 Brentwood Lane
- 2 Zychlinski Park - 2243 Grand Blvd
- 3 Walmart Supercenter - 1710 Broadway St
- 4 Killen's Barbecue - 3613 Broadway St

- 5 H-E-B / Center at Pearl Land Parkway - 2710 Pearl Land Pkwy
- 6 Independence Park - 3449 Pearl Land Pkwy
- 7 7Spice and nearby retail - 2701 Pearl Land Pkwy
- Also nearby: Pearl Land Town Center - 11200 Broadway St

LOCAL FLAVOR

Pearland's east side combines familiar conveniences with local favorites, including nationally recognized Texas barbecue, neighborhood restaurants and shopping centered around Broadway and Pearl Land Parkway.



OPEN THE MAP

Connected, convenient and distinctly local

A practical location for buyers who value neighborhood living while staying connected to the wider Houston region.



AREA SYNOPSIS

East Pearland offers an appealing balance: established residential streets, everyday shopping and dining, and city parks are all woven into the area around Broadway Street and Pearland Parkway. Major corridors connect residents toward central Pearland, Friendswood, Beltway 8 and the greater Houston employment and entertainment network.

HELPFUL BUYER REMINDERS

- Review the HOA resale certificate for the current assessment, transfer fees, rules and any pending changes.
- Confirm school assignments directly with Pearland ISD, as attendance zones can change.
- Independently verify taxes, utility districts, insurance, flood information and room measurements during due diligence.

INFORMATION SOURCES

Property and subdivision: HAR property detail

HOA record: Texas HOA Management Certificate Database

HOA amount and amenities: recent Stonebridge MLS-derived listing data

Parks and recreation: City of Pearland

Shopping: H-E-B and The Center at Pearland Parkway

Dining and local attractions: Visit Pearland and Michelin Guide

YOUR REAL ESTATE CONTACT

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IMPORTANT

This packet is a marketing overview, not a substitute for inspections, surveys, title documents, HOA resale documents or other buyer due diligence. Information is deemed reliable but not guaranteed and may change.