

2304 EAGLES WAY

PEARLAND, TEXAS 77581

A thoughtfully reimagined home where major system improvements, timeless materials and designer-selected finishes come together in a polished, move-in-ready residence.

SIGNATURE FINISHES

Taj Mahal · ZLINE · Lions Floor · Capital Lighting · Delta · Amerock · Sherwin-Williams

MAJOR SYSTEMS & EXTERIOR

- **New roof (2026)** - 30-year shingles
- **New aluminum front windows (2026)**
- **New front entry door**
- **Exterior brick** - Sherwin-Williams Alabaster
- **Covered rear patio** - Sherwin-Williams Iron Ore
- **Three HVAC systems** - one complete condenser/system new in 2026; two additional systems serviced and maintained
- **New mini-split system** in rear flex space
- **Updated plumbing and electrical**

FLOORING & INTERIOR

- **Lions Floor Trenta Collection** flooring throughout
- **Plank format** - 9 in. wide x 60 in. long
- **Total thickness** - 6.5 mm
- **Warranty** - 50-year limited residential warranty
- **Interior walls** - Sherwin-Williams Snowbound
- **New baseboards** throughout
- **New ceiling fans, lighting and decorative fixtures**
- **Stairwell statement fixture** - Slender Alabaster Column Chandelier by Vakker Lighting

DESIGNER KITCHEN

- **Taj Mahal countertops**
- **ZLINE 36 in. gas cooktop** - 6-burner, top-control porcelain gas cooktop in stainless steel
- **ZLINE 34 in. range hood insert** - 700 CFM, ducted, stainless steel
- **Capital Lighting Fixture Company - Vaughn pendant** - 100-Watt, 1-Light, Aged Brass with clear beveled fluted glass shade; Model 356211AD; 10 in. W x 11.25 in. H; E26 medium base; dimmable; installed above island
- **Delta Trinsic kitchen faucet** - single-handle pull-down design in Brushed Gold with secure magnetic docking
- **Amerock Appoint cabinet pulls** - Champagne Bronze
- **Cabinetry** - Sherwin-Williams Shoji White
- **Kitchen island** - Sherwin-Williams Accessible Beige

COMPLETELY REMODELED BATHROOMS

- **Bathrooms fully renovated** with updated finishes
- **New vanities and mirrors**
- **New faucets and plumbing fixtures**
- **New toilets**
- **New lighting**
- **New flooring and finishing details**

DESIGNER SELECTED · EXTENSIVELY UPDATED · READY TO ENJOY