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For Sale

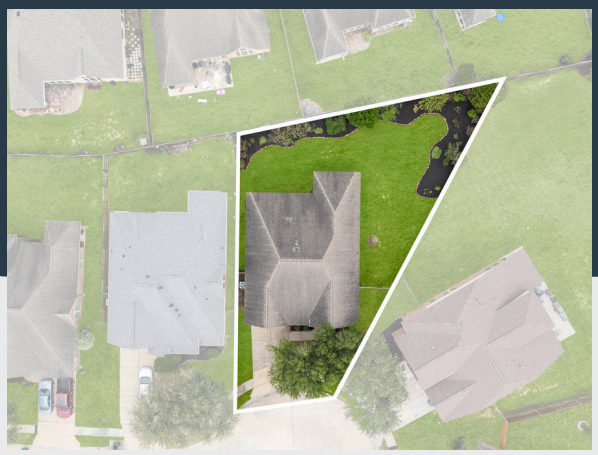
13805 Laurel Loch Court

Shadow Creek Ranch

A Pearland, Tx Community

Classic Perry Homes Elegance on a Quiet Cul-de-Sac with an Exceptional Backyard Retreat

OFFERED AT
$385,000
2,425 SQ.FT





Property Features

- 3 BEDROOM | 2 BATH
- 2-Car Attached Garage
- Mudroom Hallway
- Laundry Room with Space for Refrigerator
- Tiled Floors
- 12' Ceiling Entry
- 2" Faux Blinds

KITCHEN

- Island
- Butlers Pantry
- Walk-in Pantry
- Cabinets Like New!

Primary Bedroom

- Great Views of Backyard
- EnSuite Bath
- Separate Tub/Shower
- Double Sinks
- Walk-In Closet

Exterior

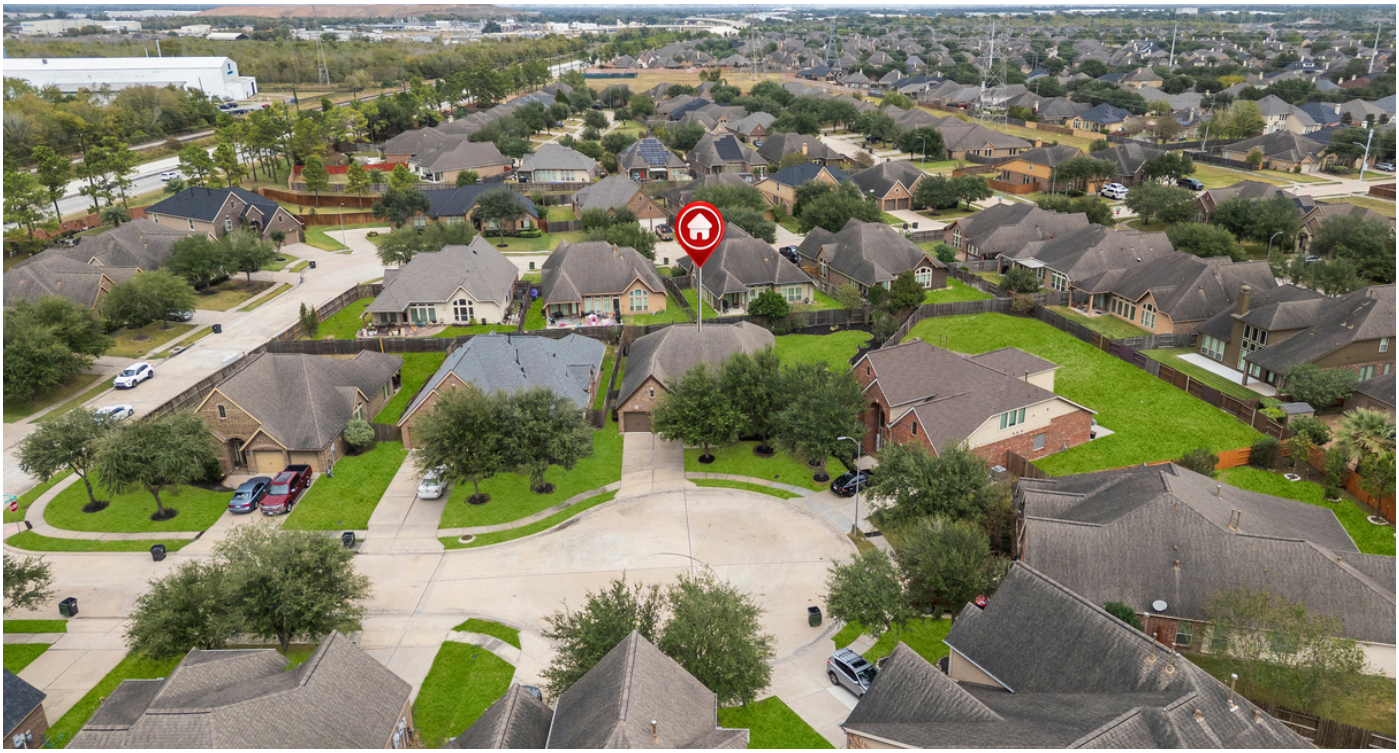
- Brick & Cement Board Siding
- Mature Trees
- Oversized Cul de Sac Lot
- Covered Patio
- Privacy Fence

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For Sale

OFFERED AT
$385,000

TIMELESS STYLE, DESIRABLE LOCATION & AN INCREDIBLE BACKYARD ESCAPE



Welcome home to this beautifully designed Perry Home, tucked away on a quiet cul-de-sac in the highly desirable Shadow Creek Ranch community! Offering 2,425 square feet of thoughtfully designed, one-story living, this inviting home features 3 bedrooms, 2 full baths, and a private home office. Soaring ceilings, crown molding, and an elegant formal entry create a welcoming first impression. The spacious living area flows seamlessly into the kitchen and breakfast room, making everyday living and entertaining effortless. The well-appointed kitchen features a center island, breakfast bar, gas range, walk-in pantry, and butler's pantry, providing both style and exceptional functionality. Formal dining connected by butler's pantry could serve as a secondary living space. The private primary suite offers a relaxing retreat with a spacious ensuite bath, dual vanities, soaking tub, separate shower, and walk-in closet. Step outside to enjoy the covered patio and deck overlooking the fenced backyard, with plenty of room to relax, entertain, or create your own outdoor oasis. Situated on an expansive 9,794-square-foot cul-de-sac lot, this home also offers a two-car attached garage and energy-efficient features. Enjoy the outstanding amenities of Shadow Creek Ranch, including community pools, clubhouse, tennis courts, parks, playgrounds, and walking trails. Conveniently located near shopping, dining, and major commuter routes, this home offers the perfect combination of comfort, space, and community living!



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For Sale

OFFERED AT
$385,000

TIMELESS STYLE, DESIRABLE LOCATION & AN INCREDIBLE BACKYARD ESCAPE



Step outside and discover a spacious backyard designed for relaxing, entertaining, and enjoying the outdoors! The expansive, beautifully maintained lawn provides plenty of room for outdoor activities, pets, or creating your own backyard retreat. Attractive, curved landscape beds with decorative stone borders, mature trees, and established greenery add charm and character while enhancing the sense of privacy. A covered back patio offers the perfect spot for morning coffee, outdoor dining, or unwinding in the shade. Surrounded by a fully fenced yard, this inviting outdoor space offers the perfect blend of open green space, mature landscaping, and comfortable outdoor living!



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Updates / Features

13805 LAUEL LOCH COURT | PEARLAND, TX

ITEMS THAT CONVEY

- Kitchen Refrigerator

UPDATES & FEATURES

- **Interior Features**
  - Pre-Wired for Alarm System
  - Granite Countertopss w/ Ceramic Tile Backsplash
  - 42" Kitchen Cabinets
  - Ceramic Tile Flooring Everywhere Except Bedrooms
  - Recessed Can Lighting
  - Separate Glass Enclosed Shower with Ceramic Tile Surround and Floor
  - Built-In Garden Tub with Ceramic Tile Surround and Frosted Glass Window
  - Medicine Cabinet in Primary Bath
  - 2-Inch Faux Wood Blinds

- **Appliances**
  - GE Stainless Steel Package
    - GE Gas Slide-In Range
    - GE Energy Star® Dishwasher
    - New Built-In Microwave

- **Exterior Features**
  - Fiber Cement Siding and Soffit
  - Architectural Shingles - Nailed
  - Insulated and Pinch Resistent Wayne Dalton Garage Doors
  - Front & Back Yard Landscaping







13805 LAUEL LOCH COURT | PEARLAND, TX

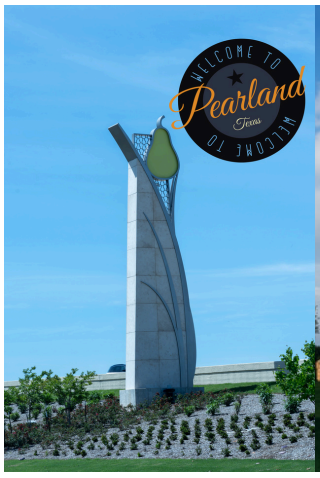
AI ENHANCED VIEW AT DUSK

VIRTUAL LANDSCAPING & LIGHTING ADDED

About Shadow Creek Ranch

Shadow Creek Ranch is a master-planned community packed with amenities In landlocked Houston, finding a home with waterfront access can be difficult — unless that home is in Shadow Creek Ranch. This master-planned community in Pearland was developed in the 1990s with 17 distinct lakes across the neighborhood. Between these lakes are walkable and bikeable trails, four recreation centers and pools, two malls and a full-service hospital. The community also has highly rated schools, a 22-mile nature trail and a calendar of monthly and seasonal community events. Two nearby highways also provide a fast route into downtown Houston. The Sports Complex at Shadow Creek Ranch hosts youth soccer, football and baseball leagues. There are also two dog parks and a number of neighborhood parks with playgrounds in the city. Golfers can choose from several private and public courses, including the Pearland Golf Club, a public 18-hole course.

Source: Homes.com







Disclaimer: Certain images in this brochure have been virtually staged or enhanced using artificial intelligence to illustrate potential furniture layouts and decor. These images do not represent the current physical condition of the property. Prospective buyers should inspect the property in person to verify actual room sizes, finishes, and structural elements."

DIANA M. NICKELL | REALTOR® | NICKELL REALTY | 832.802.3833

Property Area Highlights

- 17 Distinct Lakes Across the Neighborhood
- Walkable & Bikeable Trails
- Four Recreation Centers & Pools
- Pool with Lap Lanes, Water Slides & Water Play Areas for Kids
- A 22-Mile Nature Trail
- 150 Acres of Parks
- Zoned to Highly Rated Schools
- Convenience of major businesses and restaurants. Two malls and a full-service hospital.







PRIME LOCATION

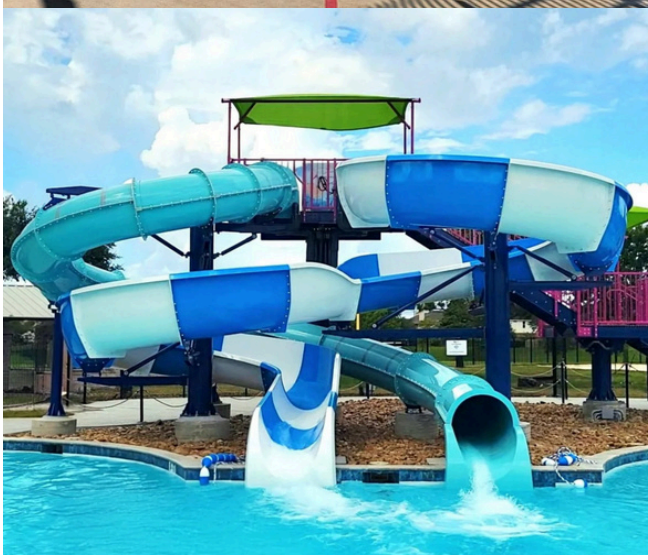
- Premium Homesite with Oversized Cul de Sac Lot.
- Tucked away in a private Cul de Sac where homes rarely come available.
- Easy access to to Hwy 288 and the Beltway.
- A Foodies Dream for Restaurants & a Shopaholics Paradise
- Quick and Easy Trip to Medical Center & Downtown.
- Head South for the Coast and Feel Those Beach Vibes!

Buyers Want to Know

- **Zone X-** Outside 100 & 500-Yr Floodplain
- **HVAC**
  - Furnace: 2025 Daiken 4-Ton
  - High Efficiency 16.0 SEER Carrier A/C with Puron® Refrigerant
- **Water Heater: 2014** Rheem
- **Roof** - 2014
- **Utilities**
  - Electric: Champion Energy | $200/Mo.
  - Gas: CenterPoint | $50/Mo.
  - Water: Brazoria-FortBend County MUD
  - Internet: Xfinitiy
  - Trash/Recycling:
    - Frontier Waste Solutions – (936) 258-9035
    - City of Pearland - (281) 652-1600
- **Energy Efficient Features:**
  - R-13 Batt Insulation in Walls & R-30 Blown Insulation in all flat ceilings.
  - TechShield® Radiant Barrier Sheathing
  - Ceiling Fans
  - Double Paned Low-E Windows
  - WiFi Thermostat









A big draw of this city is its suburban comforts. Homes and lots are bigger than in Houston's inner loop, where vertical living is common. Hwy 288, runs from Pearland direct to downtown Houston. Pearland also appeals to homebuyers with its many parks & highly rated schools.

Many Pearland residents work in healthcare, education and manufacturing, with Memorial Hermann Pearland & Pearland Medical Center being major employers. They can also commute to Houston for work, just 20 miles north.

The city lies in the North American Central Flyway, a premier birdwatching region. The Shadow Creek Ranch Nature Trail has paved pathways and an observation deck for viewing avian species like the Sandhill Crane, Red Shouldered Hawks and Herring Gulls. Nearly 2 miles of trails wrap around the 87-acre John Hargrove Environmental Complex, where there are 2 large ponds, 3 educational nature facilities and rookeries supporting hundreds of waterbirds.

https://visitpearland.com

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