

1118 WENTWORTH DRIVE *Pearland*

2,136 SQFT | 6,299 SQFT LOT | 4 BEDROOMS | 2F & 1H BATHS

PROPERTY HIGHLIGHTS

- Beautifully maintained two-story home featuring 4 bedrooms, 2.5 baths, and a spacious floor plan.
- Located in the established Meadows of Southdown community.
- All four bedrooms are conveniently situated upstairs, with comfortable living and entertaining spaces on the main floor.
- Inviting living areas with abundant natural light and an easy flow to the outdoor living space.

RECENT EXTENSIVE UPDATES

- Installed a new roof in 2026 with a 7-year warranty beginning June 2026, added brand new carpet upstairs, and refreshed the primary bedroom with new luxury vinyl flooring, baseboards, and fresh paint.
- Replaced the A/C evaporator coil and installed new wood privacy fencing along the back and side of the property in 2024.
- Repaired the foundation in November 2024 with 18 perimeter pilings by Du-West Construction, engineered and permitted, with a lifetime transferable warranty.
- Replaced the A/C condenser in 2023, with a 12-year parts and labor warranty beginning June 2023.
- Replaced the exterior siding with HardiePlank, repainted the exterior, and installed new gutters in 2022.
- Upgraded the downstairs living areas with luxury vinyl flooring and 4-inch baseboards in 2020.
- Installed 20x20 tile flooring in the kitchen, breakfast area, and laundry room, including tile baseboards in the laundry room, in 2020.

INTERIOR FEATURES

- Formal dining room and separate breakfast area offer versatile spaces for everyday meals and gatherings.
- Kitchen featuring quartz countertops (2022), tile flooring, and ample cabinetry.
- First-floor living areas feature luxury vinyl flooring, with no carpet downstairs.
- Spacious upstairs primary suite with dual closets and crown molding.
- Three secondary bedrooms and a conveniently located upstairs laundry room.
- First-floor half bath for guests.

CUSTOM FEATURES

- Large covered concrete patio with adjoining pavers, ideal for outdoor dining, relaxation, and entertaining.
- Private backyard with ample space for outdoor activities and gatherings.
- Patio pavers installed in 2015 extend the usable outdoor living area.
- Tuff storage shed added in 2022 provides additional space for tools and outdoor equipment.
- Two-car driveway for convenient off-street parking.

NEIGHBORHOOD AND LOCATION

- Situated in Meadows of Southdown, an established Pearland neighborhood with nearby schools and a peaceful residential setting.
- Convenient access to Highway 288 for commuting to the Texas Medical Center and Downtown Houston.
- Nearby shopping, dining, and entertainment, with access to NRG Stadium and Daikin Park.





HOUSTON PROPERTIES TEAM

real



Yolanda Ames
Top Ranked Realtor
Real Broker, LLC
(281) 643-7462
Yolanda@HoustonProperties.com