1314 Danielle Lane
Pearland, TX. 77581
SPECIAL FEATURES

Description. *Exceptionally clean and very well maintained in a quiet, safe neighborhood. Four bedroom (or, 3 bedroom with large office) two full bathroom, single owner, 1993 one story 2497 SF Brick & siding exterior home with Gas fireplace. Sloped wall ceilings and large bay windows throughout as well as walk-in closets in every bedroom. Minutes from shopping, restaurants, schools, Home Depot, Lowe's, Chick-fil-A, etc.*

Kitchen *updated new cabinets, new granite, countertops, tile, backsplash, rev-a-shelf / pull out shelf, baking station, new appliances washer, dryer, microwave, refrigerator, gas stove. RO faucet at kitchen sink as well as Insta hot water dispenser, and in sink disposal. Dual trashcan pull-out lower cabinet. Walk-in pantry.*

Flooring *Porcelain wood look Tile flooring throughout install with the exception of guest bathroom office and two guest bedrooms.*

Air-Conditioning *air handler, and Plenum replaced last year*
as well as gas Water heater replaced 2025.

Landscaping *In-ground sprinkler system drip irrigation for select beds and plants. Water feature fountain off of back porch. Gutters on all drip edges. New flower beds and grass as well as custom drainage system as well as expanded concrete back porch patio installed 2025. Extensive Landscaping front and back. backyard Fencing. With gate from driveway to back patio.*

Garage *- Detached two car garage with two walk doors and extra wide footprint with shop windows overlooking backyard. Built in upper & lower cabinets as well as extensive shelving for storage. Attic access from garage.*

Other.

1. *Fiber optic high-speed Internet installed 2026.*
2. *Master bath has both walk-in shower as well as soaking tub and an exceptionally large master closet.*
3. *New back door with full glass and mini blinds in between*
4. *Solid wood front front door with additional glass storm door.*