PORTILLO REALTY GROUP
YOUR TRUST, OUR COMMITMENT

FOR SALE



2022 INDIAN CLEARING TRAIL

ROSENBERG, TEXAS 77471 | FAIRPARK VILLAGE

4	2.5	3,220	2
BEDROOMS	BATHROOMS	SQ. FT. APPROX.	CAR GARAGE





ROOM TO LIVE. DETAILS TO LOVE.

Covered patio with surround sound | Spacious game room with built-ins
Custom office woodwork | Hand-built mantel and electric fireplace
Generous primary bedroom | Walk-in closets in three bedrooms

Information deemed reliable, not guaranteed. Buyer to verify all details. Price subject to change.

SCHEDULE YOUR PRIVATE TOUR

ERIK PORTILLO

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PORTILLO REALTY GROUP

Brokered by

THE AGENCY TEAM

MLS #98919453

Equal Housing Opportunity

PORTILLO REALTY GROUP

2022 INDIAN CLEARING TRAIL

ROSENBERG, TX 77471 | HOME & NEIGHBORHOOD DETAILS

THINGS THE SELLER LOVES ABOUT THE HOME

01 Covered backyard patio with surround sound
02 Large game room with built-in entertainment center and surround sound
03 Hand-built mantel in the den with an electric fireplace
04 Office with custom ceiling wood trim
05 GE Kitchen Hub cooking assistant
06 LED color-changing lighting throughout the first floor
07 Large walk-in closets in three bedrooms
08 Wooden Texas staircase that adds charm
09 Crown molding throughout the home
10 Spacious primary bedroom

THINGS THE SELLER LOVES ABOUT THE NEIGHBORHOOD

The neighbors and families who live in the community
Neighborhood lake with ducks and wildlife
Dog park at the back of the neighborhood
Neighbor-organized gatherings, especially for children
New elementary and middle schools, as noted by the seller

ROOF, SYSTEMS & EVERYDAY DETAILS

Roof	12 years old, per seller
Air conditioning	New motor; regular maintenance
Water heaters	Standard; cleaned and drained
Heating	Central heating and electric fireplace
Water softener	Owned
Mailbox location	Corner of Keystone Square and Indian Clearing Trail
Trash collection	Tuesday and Friday mornings
Recycling	Available; Tuesday mornings

SELLER EXCLUSIONS

Washer and dryer are marked as excluded.
Window treatments / rods / blinds / towel rack category is also marked.

Confirm the specific excluded items with the seller and in the sales contract.

Seller-provided details as of 11/8/2026. Buyer to verify features, systems, schools and service schedules.

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