



\$435,000.00

## 2204 APPIAN WAY, PEARLAND, TX 77584, USA

<https://test.houston-re.com>



Dive into the ultimate Pearland paradise! This fantastic home is your ticket to endless fun and relaxation, complete with a private pool that's just waiting for your splashy adventures. Conveniently located off Freeway 288, you're in for a quick hop to Pearland's buzzing Town Center or Downtown Houston- where shopping sprees and dining delights await! [...]

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## Rooms & Units Description



**Property title:** 2204 Appian Pearland Texas 77584

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

**Open House Public Count:** 1

**Subdivision Lake Access YN:** 1

**Additional School:** ROGERS MIDDLE SCHOOL

**Key Map:** 613K

**Room Count:** 5

**Bed Room Description:** Primary Bed - 1st Floor

**Open House Public Upcoming:** Public: Sat Aug 12, 11:00AM-2:00PM

**Photo Count:** 31

**HOA Mandatory:** 1

**Original List Price:** 435000.00

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## Property Details

**Parcel Number:** 1427-2001-012

**Style:** Traditional

**Price Sq Ft List:** 143.66

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cul-De-Sac,Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 0.23

**Dwelling Type:** Free Standing

**Floors:** Laminate,Marble Floors,Tile

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## Property Features

**Exterior:** Back Yard Fenced

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Gas Connections

**Energy:** Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC

**Dishwasher:** 1

**Microwave:** 1

**Interior:** Fire/Smoke Alarm,Formal Entry/Foyer

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Pool Private:** 1, In Ground,Salt Water

**Fireplaces Number:** 1

**Kitchen Desc:** Pantry,Walk-in Pantry

**Water Sewer:** Public Sewer,Water District

**Siding:** Brick,Cement Board



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## Fees & Taxes

<b>Tax Rate:</b> 2.6756	<b>Tax Amount:</b> 8721
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Grounds,Recreational Facilities
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 300

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## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

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## Location Details

<b>Area:</b> 5	<b>County Or Parish:</b> Brazoria
<b>School District:</b> 42 - Pearland	<b>Directions:</b> Take South fwy 288 and exit East on Hughes Ranch Road. Turn right onto Harrington Dr, followed by a quick right onto Dawn Brook Dr, and a final right onto Appian Way. Home is in the Cul-de-sac.
<b>School Elementary:</b> CHALLENGER ELEMENTARY SCHOOL	<b>School Middle:</b> BERRY MILLER JUNIOR HIGH SCHOOL
<b>School High:</b> GLENDA DAWSON HIGH SCHOOL	<b>Subdivision:</b> Autumn Lake Sec 1-2-3
<b>Geo Market Area:</b> Pearland	<b>State:</b> Texas
<b>Zip:</b> 77584	<b>City:</b> Pearland

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## Miscellaneous



**Annual Maint Desc:** Mandatory

**Connections:** Gas Dryer  
Connections,Washer Connections

**Disposal:** 1

**Exemptions:** Homestead,Veteran,,,

**Range Type:** Gas Cooktop

**Legal Subdivision:** AUTUMN LAKE

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Exclusions:** Pool Cleaning Robot

**Finance Available:** Cash  
Sale,Conventional,FHA,VA

**Legal:** AUTUMN LAKE SEC 2 (A0304 HT&BRR) ,  
PEARLAND, BLOCK 1, LOT 12

**DOM:** 3

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# Courtesy of

**List Office Name:** White Picket Realty LLC

