



## OPEN SATURDAY & SUNDAY

Feb 25th & 26th FROM 2:00-4:00pm

2915 Birch Bough St. , Pearland TX 77581

MLS:85337174    PRICE:\$355,000.00

Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Parking: 3 Cars  
Floors: 2

Subdivision: The Villages At Mary's Creek  
Year Built: 2004  
Lot Size: 10750  
Sqft: 3499

### PROPERTY FEATURES:

- Central A/C
- Walk-in closet
- Family room
- Dining room
- Stove/Oven
- Stainless steel appliances
- Balcony, Deck, or Patio
- Central heat
- Hardwood floor
- Bonus/Rec room
- Breakfast nook
- Microwave
- Attic
- Yard
- Fireplace
- Tile floor
- Office/Den
- Dishwasher
- Granite countertop
- Laundry area - inside

### OTHER FEATURES:

- Gated Community
- Corner Lot
- Pearland ISD

### PROPERTY DESCRIPTION:

4 bedroom, 3.5 bath home situated on a corner lot in a gated community. 2 story entry, wood floors, formal dining, study, open kitchen, huge gameroom, 2 study nooks, more. Well appointed master suite down. Granite kitchen with dual stainless ovens plus walk-in pantry. Dual staircases to gameroom, great upstairs plan with 3 guest rooms, 2 full baths including jack & jill. Covered front & back porches, pergola, mature trees & fruit! 3 CAR OVERSIZED GARAGE 806 SQFT with extended driveway too!

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