

CALL 832.  
539.  
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VISIT

AvionSCR.com  
2101 Kingsley Drive | Pearland, TX 77584



# AVION

shadow creek ranch

## *inspired interiors*

- Direct Access Garages w/ Individual Driveways\*
- Custom Glass Showers w/ Rain Shower Heads\*
- Garden Tubs\*
- Stainless Steel Appliances
- Gourmet Kitchens w/ Granite & Executive Chef Undermount Sink
- Upscale Wood Finish Flooring\*
- Home Intrusion Alarms w/ Optional Monitoring
- Two Tone Paint Color Scheme
- Large Walk-In Closets\*
- Stylish Track and Pendant Lighting
- Custom Routed Wood Cabinetry w/ Brushed Nickel Hardware
- Designer Tile Backsplash in Kitchen
- Lofty Nine Foot Ceilings with Crown Molding
- Power Saving Digital Programmable Thermostats
- 2" Plantation Blinds
- Ceiling Fans w/ Lighting in Bedrooms and Living Rooms
- Private Patio or Balcony

\*in select units

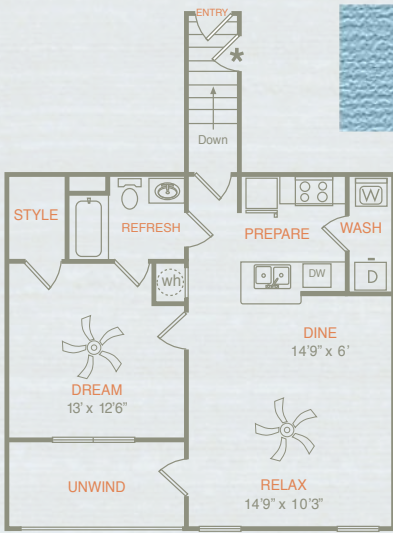
## *impressive attributes*

- Refreshing Saltwater Pool w/Expansive Wi-Fi Sun deck
- Wired for Today's Technology
- Fit: LifeFitness® Cardio Theatre, Spin Bike, Resistance, and Free Weights
- Social: Media, Gaming & Cyber/Business Area
- Online Rent Payment & Maintenance Requests
- California Outdoor Kitchen and Dining
- Leisure Courtyards for Outdoor Grilling
- Gourmet Coffee & Hot Tea Bar
- Car Care Center
- Drive-Thru Mail Kiosk

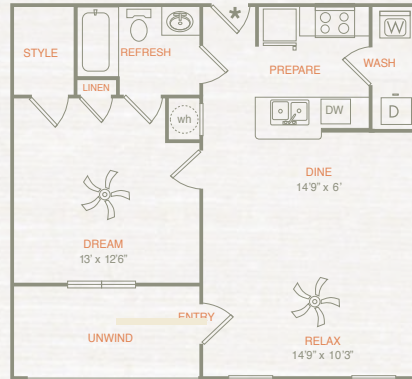


PROFESSIONALLY MANAGED BY  
DAVIS DEVELOPMENT

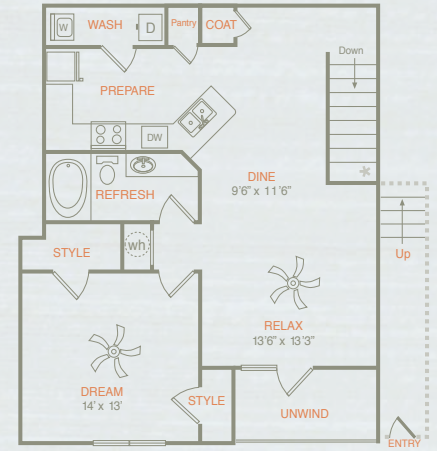
# 1 BEDROOM | 1 BATH



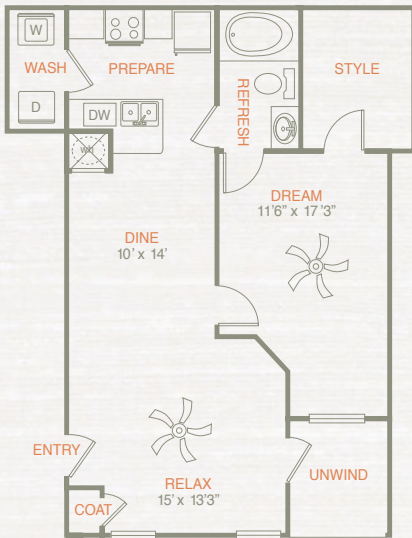
**A1U** **814**  
1 Bedroom | 1 Bath  
APPROX SQFT



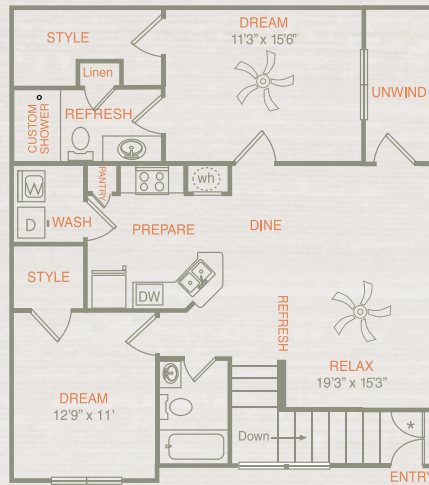
**A1L** **667**  
1 Bedroom | 1 Bath  
APPROX SQFT



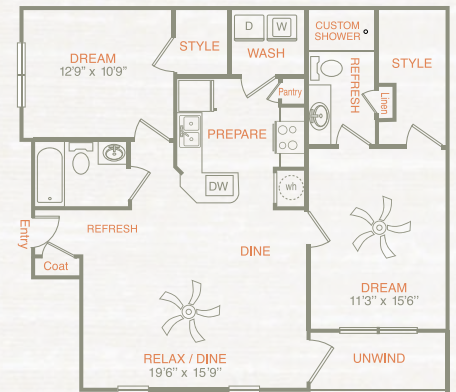
**A2U** **955**  
1 Bedroom | 1 Bath  
APPROX SQFT



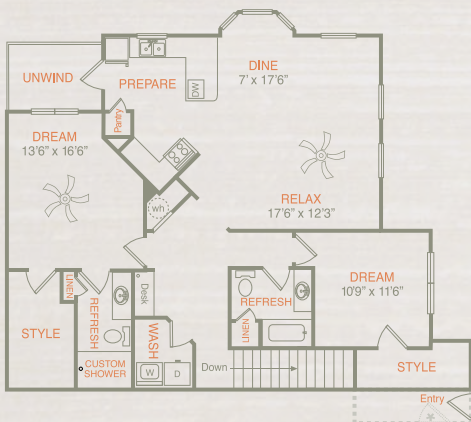
**A3L** **821**  
1 Bedroom | 1 Bath  
APPROX SQFT



**B1U** **1149**  
2 Bedroom | 2 Bath  
APPROX SQFT

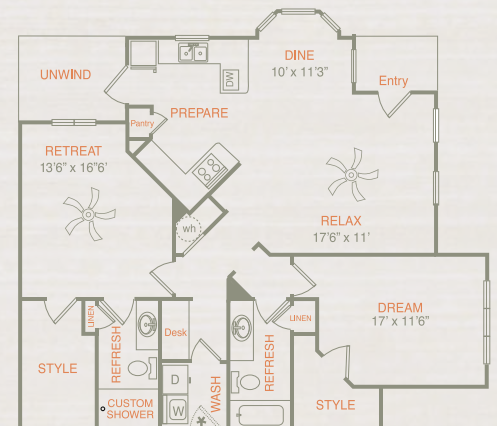


**B1L** **1098**  
2 Bedroom | 2 Bath  
APPROX SQFT

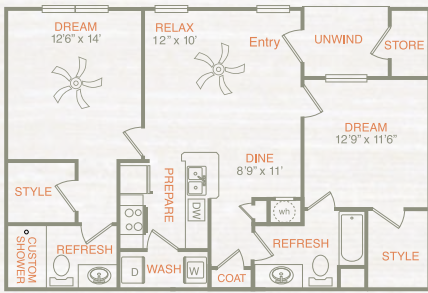


**B2U** **1430**  
2 Bedroom | 2 Bath  
APPROX SQFT

# 2 BEDROOM | 2 BATH



**B2L** **1327**  
2 Bedroom | 2 Bath  
APPROX SQFT

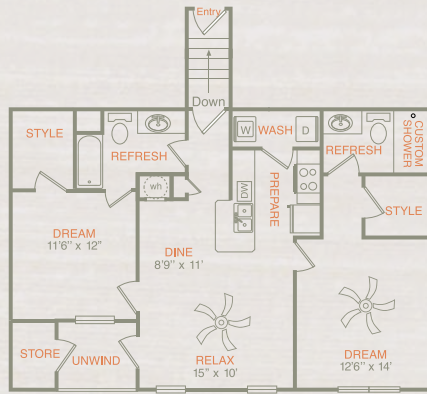


**B3L**

2 Bedroom | 2 Bath

**992**

APPROX  
SQFT



**B3U**

2 Bedroom | 2 Bath

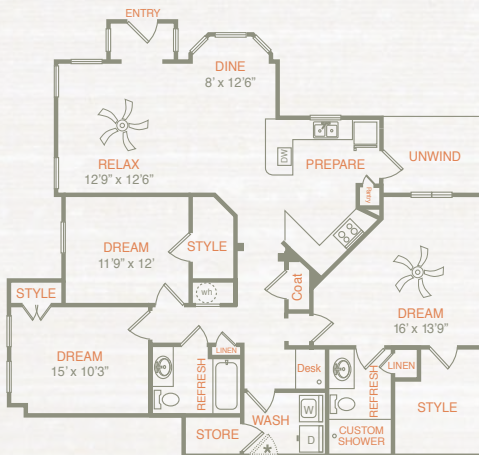
**1113**

APPROX  
SQFT

**2 BEDROOM  
2 BATH**

# AviON

shadow creek ranch



**C1L**

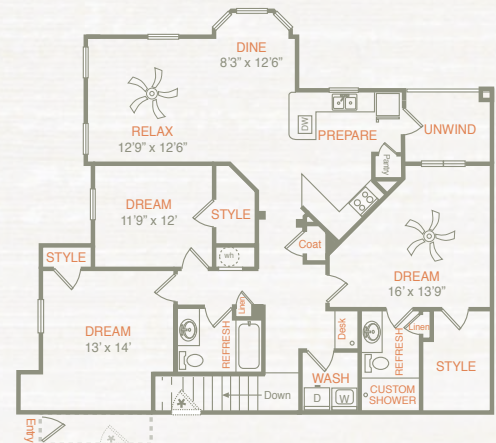
3 Bedroom | 2 Bath

**1510**

APPROX  
SQFT

3  
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**C1U**

3 Bedroom | 2 Bath

**1583**

APPROX  
SQFT