



**BERKSHIRE
HATHAWAY**
HomeServices
Premier Properties

FEATURES AT A GLANCE
3607 Hummingbird Lane, Alvin, TX 77511
On approximately 1 acre

1-Story / 1,380 SF / 3 bedroom / 2 bath / 2-Car Garage / Plus Shop

Things We Love about our Home:

- *Home at the end of a road, no traffic*
- *Great Neighbors*
- *Shop with parking for everyone*
- *On 1 acre*
- *Very Open feel with everyone owning land*
- *Bought home as a starter home, but loved the area so much, decided to stay here*

Upgrades to Home:

- *Complete renovated kitchen*
- *New Paint Inside and Exterior wood replaced with Cement Board*
- *All Trim on Exterior replaced*
- *New windows*
- *New blinds*
- *New A/C Vents*
- *Fresh paint throughout and added crown molding & trim*
- *New Shutters on exterior*

Extra:

- *Mature live oaks and producing pecan trees*
- *Large Oversized Yard to add a pool*
- *City utilities*