

# 86 Robin Drive #350D, Alvin TX, 77511

## Green Meadows



### Home Features & Upgrades

Welcome to your Country home on 3/4 of an acre. Your home, business, hobbies, recreational vehicles can ALL be housed on the property! In the home are original hardwood floors, terracotta tile in the kitchen, lots of extra closets for storage. Study with built in cabinets and desk is perfect for your home office. The spacious family room is amazing with vaulted ceiling, wood accent beams and raised hearth gas log fireplace with brick facade. Let your imagination wander in all the exterior spaces, three covered patio areas, large shed or workshop. One of the garage bays has been finished as a bonus room, it is environmentally controlled and is soundproof, perfect for your arts & crafts, game room, exercise room or bring in the band!! Property line extends to Lakeview Drive / 326. Come and see -- this home will not last.

#### Interior

- 3 bedrooms, 2.5 baths, 2,182 SF
- Front door faces West
- Original hardwood floors in Family Room
- Spacious Family room (28x15) vaulted ceiling, accent wood beams, raised hearth brick façade gas fireplace, crown molding, raised hearth gas fireplace with brick facade
- Primary suite (16x16) at the back of the home with 16" tile floors, bench seat, crown molding, large walk-in shower
- Kitchen (11x11) with Breakfast room (7x7) accent bow window, wood cabinets, terracotta stone floors, crown molding
- Study (13x10) built in desk with lots of cabinets for extra storage space, crown molding
- Bedroom 2 (13x10) laminate floors, crown molding, closet with built in shelves
- Bedroom 3 (11x10) tile floors, crown molding, closet
- Flex room (20x9) at the back of the home with access to the many backyard spaces, ½ bath, tile floor

#### Interior (cont'd)

- Utility Room located in the home with extra cabinets
- Three bonus walk-in closets in the hallway for extra storage

#### Exterior / Community

- Large shed or workshop (14x13)
- Relax and enjoy your morning coffee or evening beverage under the three covered patio areas at the back of the home
- 35-foot awning for your recreational vehicles
- One of the garage bays (17x10) has been finished as a bonus room, it is environmentally controlled and is soundproof. Perfect for your arts & crafts, game room, exercise room or bring in the band!!
- HVAC replaced in 2018
- Aerobic sewer system and well
- Water softener system
- Solar screens
- AC ducts have been replaced
- Security cameras throughout the property
- Convenient access to HW-6, SH-288, Beltway-8 and I-45

**Exclusions:** None

**Negotiable:** Kitchen Refrigerator