

12707 Rio Grande Lane, Rosharon

Cold River Ranch Waterfront Community

3 Bedroom / 2 Bathroom Home

Built 2005

Located on Waterfront Lot with Great View

Walking Trail around Water

Storage Building with Upper Loft

Recently Built Custom Built Children's Playhouse

Updates Include:

Tile & New Luxury Vinyl Plank Floors Throughout

New Light Fixtures

Installed Wi-fi Color Changing LED Lights around Eaves – Works Remotely - TUYA Phone App

Installed Security Cameras 2 Front, 2 Back, Entry Way – Connects to Home Safe View App

Newer Sliding Doors

Refrigerator Stays with Home

Toilets Replaced

Curtains & Rods Stay with Home

2" Blinds Throughout

Ceiling Fans in Rooms

Exterior Paint 2020-2021

Trim, Doors, and Baseboards Painted

Exclusions:

Microwave, Washer & Dryer, Deep Freezer

Notes:

All Electric Home

HOA – Cold River Ranch 281-935-9401

Low Tax Rate – 2.217

No MUD or PID

Survey Available

WPI-8 Available

Never Flooded

Flood Insurance is not mandatory

Alvin School District