

2475 Hicklin

Alvin Texas, 77511

April 22<sup>nd</sup>, 2021

Home Updates:

1. New Air Conditioner – 2017
2. New Wood Look Tile throughout home, upstairs and downstairs (No Carpet at all) – 2017
3. New Mother in law quarters / apartment, with its own entry, 500sqft, Kitchen, living area, full bath w/split system Air conditioner/Heater with Appliances – 2019
4. New Tankless Water heater, endless Hot water! – 2019
5. New 2 Car Garage, 3rd garage door leading to the back yard (Add dimensions, door width and height) Has lighting and (4) 110V Quad electrical outlets – 2019
6. New Maytag 5 Burner Gas oven, Refrigerator, Microwave and dishwasher combo – 2020
7. New Privacy Fence around the back yard with additional fencing inside with (2) Gated access points for your pets / animals.
8. Updated tiled walk in Shower with (2) Shower heads - 2019
9. Upstairs bathroom, new tub, and tile - 2019
10. Kitchen freshly painted custom Cabinets - 2021
11. Pool Waterfall Motor and Spa air motor replaced - 2020.
12. Large covered Patio with (2) Ceiling fans, outdoor Lighting, Palapa with Bar and Bar under lights, (2) Built in Mini-refrigerators and a stainless-steel barbecue pit.
13. New French Doors from Living room to Patio/pool area – 2021
14. All trees recently trimmed – 2021
15. ADT Security System ready.
16. Gas Fireplace
17. Large Walk in Closet in Master bedroom.
18. Lighted faucets in the Kitchen, half bath and master bath.
19. Alvin High, Alvin Primary, Alvin Elementary all within 2 miles of the home.
20. Did not Flood during Harvey!
21. No broken pipes during freeze!
22. Over Half acre!
23. Quiet Neighborhood!
24. Beautiful Landscaping front and back!