

## ***A Note From the Seller at 3520 Dixie Farm Road***

***Thank you for your interest in our home! Below is some helpful information that we wanted you to have available. If you need any further information, do not hesitate to ask!***

### **Upgrades (per seller)**

- Wall of windows front and back offer beautiful natural light
- Updated kitchen with Granite, decorative tile backsplash, tons of extended cabinets
- Oversized update shower in primary bath
- Upstairs gameroom with full bath
- HVAC 2019
- City water with septic
- Sprinkler system
- Fully fenced
- Firepit
- Covered back porch with extended patio overlooking the back acreag
- Workshop Garage - 40x60 with roll-up doors
- Hot water heater (not hooked up)
- Plumbed with 1/2 bath down
- Office is insulated/built in shelves, workbench , and window unit AC
- Pond with island is approximately 1/4 acre
- Duck hook at the back of pond
- Chicken coop
- Dog run on side of property with overhang and concrete slab
- Front horse shed with stalls with electricity

### **What we enjoy most about this home and area are...**

*We have loved calling 3520 Dixie Farm our home over the years...the feeling of country living right within the city is like no other. We love the wooded areas, watching nature and fishing in the pond. Our son enjoyed going to the excellent schools this home is zoned to and being close to all Pearland has to offer plus having easy access to 45 and Beltway is nice as well. We hope you create as many memories here as we did.*