



HOME UPGRADES ~ MADE BY SELLERS

Sellers Spared No Expense ~ 639 W. Fairway Lake Drive Alvin Texas, 77511

MAJOR EXTERIOR UPGRADES

- Roof ~ 30 Year Architectural Shingles & Radiant Barrier (Energy Efficiency)
 - Ceilings Raised ~ Homes Features Sloped Ceilings ~ Entire Home Raised 1 Foot
 - Fully Fenced Back Yard ~ 4 Foot Walk Gate
 - Backyard Patio ~ 14 x 10 Foot Concrete Slab
 - Professional Landscaping ~ Front Yard
-

MAJOR INTERIOR UPGRADES

- Luxury Grey Mist Vinyl Plank Flooring ~ Kitchen / Living / Baths / Hallways (Waterproof / Durable)
 - Kitchen Cabinetry ~ 36 Inch Chatham White Cabinetry With Custom T-Bar Pulls
 - Kitchen Countertops & Breakfast Bar ~ Flushed Luxury Laminate
 - Kitchen & Living Room Lighting ~ Recessed Canned Lighting
 - Kitchen Appliances ~ Electric Smooth Self-Cleaning Range ~ Microwave Hood Combo ~ Upgraded So Exhaust Vents To Exterior Of Home
 - Master Ensuite Bath ~ Sellers Added Large Tempered, Low E Window (Great Natural Lighting)
 - Master Ensuite Bath ~ Spa Like ~ Oversized Soaking Tub / Shower With Custom 13 x 13 Cabo Shore Wall Tiles
 - 6 Panel Doors Throughout Home
-

NEIGHBORHOOD AMENITIES

- HOA ~ \$550 Annually
- Community Park
- Community Lake ~ Per Sellers HOA To Eventually Add Fishing Pier