

# 3006 FM 521 - BRAZORIA, TX. 77422 - AMENITIES

- ◆ 4060 SQ. FT. HOME ON 33.47 ACRES WITH RANCH FENCING AND PRIVACY FENCING
- ◆ 3 BEDROOMS
  - \*PRIMARY SUITE #1 WITH CUSTOM SOLID WOOD BUILT-INS & GRANITE TOPS, WALK-IN CLOSET
    - PRIMARY BATH ENSUITE WITH WALK-IN SHOWER/GRANITE COUNTER TOPS/ VESSEL SINK
  - \*PRIMARY SUITE #2 WITH ENSUITE BATH & WALK-IN CLOSET-OFF SECOND LIVING ROOM
    - PRIMARY BATH WITH CUSTOM TILE/GLASS SHOWER & MARBLE COUNTER TOP CABINET
  - \*SECONDARY BEDROOM WITH 1/2 BATH & WALK-IN CLOSET
    - ENSUITE HALF BATH/MARBLE COUNTER TOP CABINET
- ◆ FLEX ROOM
  - \*POSSIBLE 4TH BEDROOM, OFFICE, WEIGHT ROOM, GAMEROOM-OFF 2ND LIVING ROOM
- ◆ 2 FULL BATHS
- ◆ 3 HALF BATHS
- ◆ 2 LIVING AREAS
  - \*FRONT LIVING ROOM—OPEN TO KITCHEN & DINING —OVERLOOKS LAND AND LAKE
  - \*2ND LIVING ROOM IS 1600 SQUARE FEET & OVERLOOKS LAND AND LAKE
- ◆ SUN ROOM
- ◆ INDOOR LAUNDRY WITH STORAGE CLOSET & CUSTOM CABINETRY & HALF BATH
- ◆ CUSTOM KITCHEN
  - \*SOLID WOOD CABINETS
  - \*QUARTZITE STONE COUNTER TOPS (SOLID STONE BETWEEN GRANITE AND MARBLE)
  - \*HUGE PREP ISLAND WITH SEATING
  - \*STAINLESS APPLIANCES—INSTALLED 2020
    - FARM SINK
    - TRASH COMPACTOR
    - CUSTOM VENT HOOD WITH LIGHTING
    - FREE STANDING RANGE
    - BUILT-IN MICROWAVE
- ◆ CUSTOM CABINETS IN ALL BATHROOMS WITH GRANITE (OR) MARBLE TOPS
- ◆ UPGRADED ELECTRICAL FIXTURES THROUGHOUT-INCLUDING 6 CRYSTAL CHANDELIERS
- ◆ FIBER OPTIC INTERNET RUN UNDERGROUND DIRECT TO HOME

# 3006 FM 521 - BRAZORIA, TX. 77422 - CONTINUED

- ◆ HALLWAY HALF BATH WITH TILE, CUSTOM CABINET, GRANITE COUNTER TOP, VESSEL SINK & UPGRADED FAUCET, MIRROR & EXHAUST FAN
- ◆ ALL STORM WINDOWS WITH LIFETIME WARRANTY (WINDOW WORLD-2019)
- ◆ RECENT OVERSIZED UPGRADED ELECTRICAL PANEL WITH EASY ACCESS GENERATOR PLUG
- ◆ UPGRADED PLUMBING
- ◆ OVERSIZED COMMERCIAL GRADE AEROBIC SEPTIC SYSTEM ( INSTALLED 2017)
- ◆ 3 RECENT HVAC SYSTEMS
  - \*4 TON HVAC—2020
  - \*5 TON HVAC SYSTEM— ZONED-2019
  - \*5 TON HVAC SYSTEM— ZONED-2019
- ◆ 2 RECENT WATER HEATERS—2020 & 2022
- ◆ WATER SOFTENER
- ◆ RECENT ROOFS WITH WINDSTORM - 2017
- ◆ SECURITY CAMERAS INSIDE & OUT— HARD WIRED WITH CAT6 LINE
- ◆ SPEAKER SYSTEM WIRED INSIDE AND OUT
- ◆ SPRAY FOAM INSULATION—IN ENTIRE METAL/STONE PART OF HOME
- ◆ TILE & PROFESSIONAL STAINED CONCRETE THROUGHOUT
- ◆ 1600 SQ FT CONCRETE BACK PATIO
- ◆ 560 SQ FT SIDE CONCRETE PATIO
- ◆ 40 FT COVERED BACK PORCH
- ◆ 224 SQ FT CABIN WITH ELECTRICAL OUTLETS, LIGHTING, CEILING FAN,MINI SPLIT HVAC & COVERED PORCH
- ◆ 200 SQ FT CONCRETE COVERED PAVILION OVERLOOKING LAKE
  - \*WITH ELECTRICITY—ELECTRICAL RUN TO SEVERAL SURROUNDING TREES AS WELL
- ◆ 3 ACRE STOCKED LAKE
- ◆ GATED CONCRETE ENTRANCE HAS IT'S OWN ADDRESS AND ELECTRICAL POLE WITH DROP
- ◆ CONCRETE PARKING & CIRCLE DRIVEWAY
- ◆ CAFÉ EXTERIOR LIGHTING
- ◆ PAD WITH SWING OVERLOOKING LAKE
- ◆ 12 FT ANTIQUE DOORS-100+ YEARS FROM BANK IN FRANCE
- ◆ ANTIQUE CORBELS-100+ YEARS OFF OF A CHURCH
- ◆ ANTIQUE DOORS ON CABIN