

Home Upgrades

**2516 Mamie Ford Rd
(CR 783)
Alvin, TX 77511**

List Price: \$1,375,000

- Roof replaced 2008 with a metal roof
- Culligan Water Softener
- All windows replaced on home 2022
- Full 3 attic insulation- 2022
- Two 16 Seer, 2 1/2 ton AC units replaced
- Beautifully remodeled kitchen
- Primary Bathroom Remodeled
- SunPro Solar Panels, \$100,000 value- Paid in full on or before closing
- Garage closed in and remodeled as a Bonus Room with built in cabinets
- Wrap Around Porch
- Atlas Foundation Repair with Lifetime warranty



*Contact
me for details!*



**Michelle Coon, Realtor
832-455-6006
michellecoon@kw.com**

kw CLEAR LAKE
KELLERWILLIAMS. REALTY

Property Details:

**2516 Mamie Ford Rd
(CR 783)
Alvin, TX 77511**



- 2,350 sq ft house/ 434,728 sq ft lot
- 4 Bedroom/ 2.5 Bath
- NO MUD/ No Flood (per owner)
- Ag Exempt Tax Status
- Covered entertaining area with lighting
- Barn with Lean-to
- Covered RV storage (30'x50') with hook ups
- Storage for Boat, Cars, Golf Cart, and more
- Self-generating energy/ 36 SunPro Solar Power panels (per owner, highest electric bill approx. \$70)
- Mature, producing pecan, apple, plum, apricot, and pear trees as well as blueberry bushes
- Butterfly gardens
- Property certified as a bird sanctuary through the National Wildlife Federation
- Property uses well water, home is city water and sewer
- Seller will provide survey and T-47

List Price: \$1,375,000

*Contact
me for details!*



**Michelle Coon, Realtor
832-455-6006
michellecoon@kw.com**

kw CLEAR LAKE
KELLERWILLIAMS. REALTY