

4647 Rio Dr Brazoria, TX 77422

Upgrades and Improvements:

Mini split installed 2022

Tankless water heater 2023

Roof replaced 2013, hurricane rated.

Kitchen and bathroom remodel 2017

Downstairs remodel 2019

Wrap around outdoor porch - SQ FT with umbrella holders

Amenities:

Commercial ice maker

Oversized commercial utility sink

Commercial fan to cool outdoor patio

High efficiency Kenmore washer dryer combo

Kitchen island

Kohler porcelain farm house sink

Garbage disposal

Upgraded Moen Faucet

Frigidair Gallery Double Oven

Frigidair Gallery Built In Microwave

Bosch Dish Washer

Custom Cabinets throughout kitchen

Above cabinet lighting

Under cabinet lighting

Outdoor sprinkler system

ADT home security system

Matching bamboo shades throughout home

Stone gas log fireplace

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Upgrades and Improvements

Oversized dock with fishing light

Vaulted wooden plank ceilings in living room and master.

Cedar accent beams throughout home

Custom light fixtures throughout interior and exterior of home.

Upgraded door and cabinet hardware.

Office has large French doors

Custom his and hers office counter top with view of river

Built in bookshelf in living room

Custom closet organizers in master and 2 nd bedroom

Beadboard throughout living and dining room

Black granite countertops in kitchen

Stone tile backsplash in kitchen

Hurricane grade windows

Upgraded Delta shower head in bathroom

Outdoor storage area under stairwell

Half bath with upgraded decorative tile floor

Downstairs updated tile floor that resembles wood for easy cleaning

Cedar paneled walls downstairs

Custom barn door in downstairs workshop

Fishing rod holders in workshop

Upstairs bathroom mirror with storage

Whole home surge protector recently installed

Fishing

Salt water fishing and crabbing off dock.

Flounder speckled trout and redfish

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