



4784 County Road 803

Brazoria TX 77422



3 Bedrooms



2 Bathrooms



1,858 SQ FT



2 Acres

INTERIOR *updates*

- Sinkology Farmhouse Sink & Plumbing Updated
- New Kitchen Faucet
- New Dishwasher
- Replaced Fan & Light Fixtures in Kitchen
- Dining Room Ceiling Fan Replaced
- New Hardware on Doors

Created Walk-Thru between Dining Room & Kitchen



- ▶ Painted Fireplace
- ▶ Repaired Cracked Firestone
- ▶ Had Fireplace Cleaned

(2021)

- Most Outlets & Light Switches Replaced
- Hall Light & 2nd Bath Light Fixtures Replaced
- New Carpet in Bedrooms with Scotch Guard Padding
- Pergo Outlast+ waterproof laminate flooring installed in Main Living Spaces

- Attic Entrance moved from Living Room to Laundry Room
- New Toilet in 2nd Bath
- Replaced Primary Bathroom Door
- Fresh coat of Interior Paint (minus bedrooms)



CUSTOM *woodwork*



- Wainscoting Added to Walls
- Faux Cedar Rafter Beam between Kitchen & Dining Room
- Tongue and groove accent wall installed in Living Room
- Beadboard Paneling installed on ceiling in Living Room, Dining Room & Hall Bath.

Kitchen Completely Guttled & Renovated
w/ Butcher Block Countertops & Custom Kitchen Cabinets

➤ Tongue and Groove Accent Wall in Living Room

➤ Faux Coffered Ceiling in Living Room, Dining Room & 2nd Bath

- Shoe Bench Added to Laundry Room
- Painted & Trimmed out Kitchen Island
- Replaced cabinets in Hall Bath with shelving for storage
- Installed shelving in Primary Bedroom

- Radiata Pine Window Trim in Living Room & Kitchen
- Custom Walnut Vent Hood
- Pine tongue & groove-stained antique walnut on Kitchen ceiling
- Sanded & Stained Fireplace Mantel





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EXTERIOR *updates*

- Planted Orange, Fig, Texas Lilac & Grapefruit Trees
- Added Landscaping to Front of House
- Completed Fencing of Entire Property



- Installation of Drywall, Window Framing & Windows in Living Room
- Painted Front Door
- Exterior of Property Power Washed (2023)

EXTERIOR *structures*

36 x 36 Barn



- Currently utilized for Kidding Goats
- One Big Stall to Left
- Three Horse Stalls to Right
- 2 Barn Cats Remain on Property
- Replaced Most of the Support Beams in Barn
- Tack Room with Electricity
- Fan & Misting System - filtered to remove heavy metals

Chicken Coop

- Repaired Chicken Coop
- Added Nestbox to Back
- Stays with Property



EXTERIOR *structures*

30 x 30 Shop/Garage



- Replaced 1/2 the Walls & Insulation
- Added Wood Paneling to replaced walls
- Added Built-In Cabinetry to Walls

12 x 12 Storage Shed

- Custom Built Ramp into Storage Shed
- Multi-Use Building



EXTERIOR *structures*

14 x 36 BBQ House



- Built-In Smoker Grill
- Seller Built & Installed
Firewood Storage
- Multi-Use Building

Well House

- Diaphragm Pump Replaced on Septic (2021)
- Replaced Plumbing from Laundry Room to Septic

