

**1739 County Road 145, Alvin, Texas 77511**

**Celebrating Home Improvements: Enhancements Post-Purchase**

- **Reliable Backup Power:**
  - A whole-home generator by Kohler, boasting an impressive 30kW capacity, ensures uninterrupted power during any outage.
- **Efficient Climate Control:**
  - Two high-performance HVAC systems, both installed in 2019, each with a 3-ton capacity, provide optimal heating and cooling.
- **Energy-Efficient Insulation:**
  - Enjoy improved energy efficiency with Tech Shield insulation, enhancing the comfort of your home.
- **Elevated Backyard:**
  - The backyard has been meticulously raised with 54 loads of premium soil, creating an inviting outdoor space.
- **Attic Space Optimization:**
  - The attic is fully decked out, offering additional storage space and ease of access.
- **Elegant Hardwood Flooring:**
  - Revel in the timeless beauty of hardwood floors that grace the living spaces.
- **Grand Entrance:**
  - The front door stands at an impressive 8 feet, making a bold and welcoming statement.
- **Architectural Details:**
  - Discover the art niches, chair moldings, archways, and crown molding that adorn the home, adding character and sophistication.
- **Solid Foundation:**
  - The foundation is fortified with 38 piers, in accordance with the blueprints, ensuring structural integrity.
- **Enhanced Window Features:**
  - High-impact, triple-paned windows, equipped with solar screens, provide both security and energy efficiency.
- **Storm-Resistant Doors:**
  - Storm doors, including a sliding door in the breakfast area, offer protection and convenience.
- **Expanded Garage Space:**
  - The two-car garage has been extended and equipped with custom cabinets for ample storage.
- **Thoughtful Landscaping:**

- A sprinkler system is in place for flower beds, enhancing the beauty of the outdoor space.
- Convenient Garage Access:
  - The automatic garage door opener, compatible with 7-foot garage doors, adds convenience to your daily routine.
- Spacious Outdoor Storage:
  - A substantial 16x20 shed in the backyard provides ample storage for your outdoor equipment and belongings.
- Reliable Water Supply:
  - A 680-foot-deep well, recently tested, ensures a consistent and dependable water source.
- Ample Parking:
  - The long driveway easily accommodates four additional vehicles, making guest parking a breeze.
- Outdoor Retreat:
  - A covered patio in the backyard offers a shaded oasis, while a large pergola, complete with custom drapes, adds to the outdoor charm.
- Secure and Dry:
  - Rest easy knowing the property has never experienced flooding, providing peace of mind in any weather.

Exclusions:

- Outdoor pots
- Yard decorations



### Home Details:

Step into a world of custom perfection! Prepare to be astonished by this impeccably maintained custom-built home resting on a generous 1.46-acre lot. This residence boasts an array of exquisite features, including a stunning master suite, extensive 20-inch tile work with granite inlays, custom lighting, art niches, chair moldings, archways, and crown molding throughout. The kitchen is a culinary haven with Earthstone countertops, custom 42-inch maple cabinets illuminated from below, and beautiful hardwood cabinets with granite counters. The 8-foot leaded glass front door welcomes you with a touch of elegance.

This home is designed for convenience and comfort, offering Berber carpet, an oversized garage with additional workspace, dual water heaters, and Tech Shield insulation. An entire house generator provides peace of mind, ensuring that you won't miss a beat even during city power outages. The entire interior and exterior of the home has been freshly painted, giving it a pristine look.

The functional floor plan enhances everyday living, with the kitchen seamlessly open to the family room and breakfast area. The addition of new windows throughout the home not only offers improved storm protection but also enhances energy efficiency.

Sitting on an expansive 1.5-acre unrestricted lot, you have the freedom to add a pool if desired. The backyard features a storage shed that will be included for the new homeowner. Entertain, relax, or find tranquility on the spacious backyard patio, perfect for gatherings and events.

Parking is a breeze with a long driveway that easily accommodates up to 6 cars, providing ample space for everyone. Enjoy the serenity and charm of the city of Alvin, with its low tax rates and the absence of HOA fees offering significant cost savings. Discover the joy of this beautifully maintained home for yourself—schedule a visit today.

Home details and school information should be verified independently. Neither the seller nor the agents provide any guarantees or warranties regarding this information.