

## **348 Selah Ct, Alvin, Texas 77511**



### Property Details:

Welcome to your New Haven in the heart of Kendall Lakes! Step into luxury and comfort with this magnificent two-story residence boasting five spacious bedrooms. Unparalleled in design and functionality, this home features not one but two primary bedrooms, offering ultimate convenience – one discreetly tucked downstairs for privacy, while the other graces the upper level. With 3.5 baths, this home offers ample space for every member of the family.

This home boasts a wealth of exquisite upgrades, including a top-of-the-line osmosis water filtration system. With a strong commitment to energy efficiency, it's designed to minimize utility expenses, ensuring that your costs stay low.

This home is beyond compare, with just one year of occupancy, making it practically brand new. Every facet of this property exudes a fresh and pristine quality. Nestled in an ideal location, it's the perfect place to call home.

The open-concept layout creates an inviting ambiance, accentuated by a wall of windows that flood the space with natural light, complemented by tall, vaulted ceilings. Wide-format ceramic tile flooring flows seamlessly through the entry, kitchen, family room, utility room, and all bathrooms, adding a touch of modern elegance to every corner.

Chef's kitchen, a culinary masterpiece equipped with an oversized island that effortlessly transitions into the living and breakfast areas. High-quality Frigidaire appliances, designer 42" kitchen cabinetry, and upgraded granite countertops adorn this culinary haven, providing both style and functionality. The spacious breakfast area beckons for cozy mornings spent indulging in culinary delights. Convenience is key, with a thoughtfully located powder room on the main floor, ensuring easy access during your entertaining endeavors.

The expansive primary bedroom is private, cozy and the bathroom suite pampers you with dual sinks, a relaxing garden tub in the bathroom, and a generously proportioned walk-in closet. Upstairs, another splendid primary bedroom awaits, along with three additional bedrooms and an awesome game room.

Outside, the elegant brick and stone exterior exude timeless charm, complemented by a welcoming front porch. Situated on a premium lot, the possibilities are endless – envision your own outdoor oasis, complete with a sprawling pool. Nestled on a tranquil cul-de-sac street, enjoy the serenity of minimal through traffic, just a block away from the elementary school. The private, fenced backyard with a covered patio offers the perfect retreat for outdoor gatherings.

Located in the coveted community of Kendall Lakes, enjoy easy access to amenities such as the community pool, walking trails, and park facilities. Zoned to the highly acclaimed ALVIN ISD, this home offers peace of mind for families seeking quality education. Additionally, its proximity to shops, restaurants, and major freeways, including 35 and HWY 6, ensures convenience at every turn. Don't miss the chance to make this your home sweet home! Schedule your viewing today and experience the allure of this Kendall Lakes Gem.

- Started construction in 2021, finished in 2022 Year Built
- Cul-de-Sac Street, 9,618 lot size (Rare Find)
- Low HOA's
- 5 Bedrooms (One Primary Downstairs and Second upstairs)
- 3.5 Full Baths
- 2,00 Living Sq/Ft

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



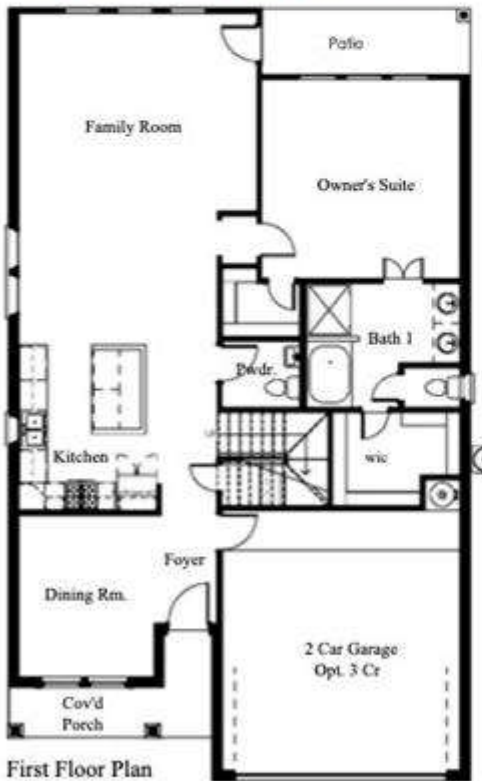
\*ELEVATION PER SUBDIVISION REQUIREMENTS\*



Build responsibly. Choose wood from well-managed forests.

# The Nathan C

2781 C



First Floor Plan



Second Floor Plan

2,900 Sq. Ft. 5 Bed 3.5 Bath 2 Car Garage

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