

## 2084 COUNTY RD. 206 ALVIN TX 77511

### HIGHLIGHTS

- Over an acre of land
- Exterior of home freshly painted
- Fenced chicken area and chicken coop
- Unfinished shed (seller is willing to work to finish it)
- Greenhouse structure (unfinished)
- Greenhouse is equipped with electricity and water supply
- Detached 2 car garage- currently being used as a micro green grow room- can be converted back to garage if preferred
- The grow room currently has commercial-kitchen grade kitchen sink (one of the two sinks are excluded from sale)
- Ac units and water supply in the growroom / detached garage
- Large storage closet attached to growroom
- Various trees on property: willow, crape myrtle, sycamore, oak, fig, pear, lime, persimmon, baby pecan. Plus grapevine and blueberry bush.
- Extra long driveway for trucks, trailers, etc
- Carport attached to house
- Balcony overlooking the back
- Covered front porch
- Uncovered back porch
- Expanded utility room
- Water heater apx 2020
- Wet bar in the downstairs den
- Barndoor to close off downstairs den
- Upstairs ac unit installed 2021
- No carpet
- Kitchen counters are wood and have been resealed
- Huge primary bedroom downstairs with extra room that could be bedroom/study/playroom/workout room, etc. Primary also has direct access to backyard porch
- The rooms in the house are so flexible, they can be rearranged to fit the preferences of the new owner
- Well serviced 2021, regulator replaced, service only on as need basis