

FEATURES & UPGRADES

1627 BRUMBELOW ST., ROSENBERG, TX 77471

Welcome to your new move-in ready home! This charming property offers 1,597 sq ft of living space on a spacious 9,000 sq ft lot.

A service alley behind the back fence provides convenient access for trucks and trailers.

The home features a generous game/living room, thoughtfully converted from the old garage. At the front, there's a large carport, and at the back, a covered patio perfect for outdoor relaxation. The exterior is primarily brick with a touch of wood siding, adding to its classic appeal.

The front yard is adorned with a newly landscaped flower bed, while large, mature shade trees in both the front and back yards have been recently thinned and their canopies lifted, creating a serene and inviting atmosphere.

Inside, you'll find three spacious bedrooms and two bathrooms with stylish brushed nickel fixtures. The secondary bathroom includes a convenient linen closet. Enjoy two living spaces, a well-equipped kitchen, and a bright breakfast/dining area, providing ample room for your family to spread out.

A separate in-home utility room offers hookups for an electric washer and dryer, along with a gas water heater. The interior and exterior of the home have been repainted in 2024, giving it a fresh and modern look. Additional features include 2.5-inch blinds and so much more. The storage shed stays with the home.

With no HOA and no MUD, you'll enjoy the freedom and flexibility to make this home truly yours. Plus, you're conveniently located close to U.S. 59, Hwy. 90, great shopping, and dining options. Schools within walking distance.

See Page 2 for a List of Features and Upgrades by year.



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Lauri Wilson



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2024:

- **New Exterior & Interior Paint**
- **New Duralux Performance Waterproof Luxury Vinyl Flooring throughout the home (except where the home is tiled)**
- **Replaced 3 Ceiling Fans with LED Lighting**
- **Replaced 5 Ceiling Light Fixtures with new LED Lights**
- **New GE Self-Cleaning Electric Range**
- **New Steel Entrance Door**
- **New matching Kwikset Door Hardware for all Entrance Doors**
- **New Door Hardware on Interior Doors**
- **New Doorbell**
- **New Smoke Detectors**

2023:

- **New Dishwasher**

2022:

- **New Fence**
- **New Garbage Disposal**

2020:

- **New Air Conditioner and Evaporator**

2017:

- **New Composite Roof - Duran Roofing**

2014:

- **New Double Paned Windows throughout the home**
- **New Tile in the Kitchen and both Bathrooms, including the Showers**
- **New Granite Countertops in the Kitchen and both Bathrooms**