



1210 Chocolate Bayou Dr, Alvin, Texas

Whispering Pines Subdivision

Whispering Pines is a beautiful subdivision, with the combination of high-end homes and sprawling acreage. Lots sizes average ~2.5 acres or more, nestled in pine and oak trees perfectly positioned along Chocolate Bayou. A quiet neighborhood, with no through traffic - a great place to find peace and quiet with an easy commute to Houston, Galveston, Freeport or Clear Lake. Enjoy kayaking or fishing on the bayou, biking through the neighborhood, watching diverse birdlife, or enjoy a campfire in your own backyard!

Property Features & Improvements

- Custom home on ~2.5-acres with Chocolate Bayou water frontage, 3-car garage and mature pine & oak trees
- Pool, workshop, 4 bedrooms, 3.1 baths, office, game room, formal dining, formal living, breakfast & family room
- Cement slab with 63 12" / 9' deep shaft, 3' bell-bottom piers
- 40' x 60' shop, room for RV, boats, jet skis, car collections, hobbies, etc
- 3-car garage with built in fishing rod holders
- Custom in-ground pool with natural stone waterfall; gazebo & large patio area for outdoor living
- 2021, new energy efficient windows with windstorm certification
- 2018, new roof with windstorm certification
- 2023, new professional interior and exterior paint
- Guest suite on 1st floor with full bathroom and private exterior door leading to backyard & patio
- 2nd floor walk-in attic with extensive storage; additional attic space above 2nd floor
- No HOA/mandatory fees (but with deed restrictions to protect your property value)
- Extensive windows throughout house provide lots of light and views of gorgeous property
- Cathedral ceilings throughout center of house
- Custom built-ins throughout house, including cabinetry, storage, window-seats, and bookcases
- Wood and/or gas burning stone fireplace in family room
- Gas, remote start, marble fireplace in primary bedroom
- Solid wood floors in great room & bridge
- Granite countertops, double-ovens, solid wood cabinets and stainless-steel kitchen appliances
- Built in surround sound speakers
- Main staircase at entrance and secondary staircase to 2nd floor off kitchen
- Eaves of entire roofline wired for Christmas lights, exterior lighting, etc
- Washer and dryer hookups available on both floors
- Plumbed for propane gas or electric appliances
- Recessed canned lights throughout house; Smart thermostats and lighting
- Large secondary bedrooms and closets
- Alarm system throughout with both motion and noise detectors
- Underground fence for pets