



Welcome Home

12 Colony Drive, Angleton, Texas, 77515

Welcome to this Stately Colonial-style home nestled on a serene cul-de-sac, located in the coveted Colony Angleton neighborhood lined with gorgeous oak trees!! This sprawling property sits on over an acre offering ultimate privacy with no back neighbors. The property beckons you in down your long driveway leading to a spacious 3-car garage, additional carport, and secluded courtyard.

The fully fenced backyard boasts mature fruit trees and multiple storage sheds, providing endless opportunities for outdoor activities. Step inside to discover vast, sunlit rooms featuring a formal living, formal dining, breakfast room, and a family room with a wet bar just off the kitchen—perfect for entertaining. A newly replastered pool alongside the pool house await your summer days, complete with a hot tub and sauna for pure relaxation. Savor morning coffee or evening dinners in the enclosed patio overlooking your private retreat. This home is more than just a place to live—it's a reverence for its history, evoking memories of its time. With its imposing comfort and generous amenities, your personal haven awaits.

NOTABLE MENTIONS

- No HOA • Mature Oaks & Fruit trees • 3-car garage & carport
- Courtyard • In-ground Pool • Wet bar • Spacious bedrooms • Gameroom
- Utility room in-house • Whole home Generator • Storm shutters • No flooding

THINGS TO CONVEY

- Generator • Refrigerator • TV's • Piano • Sauna • Hot Tub • Multiple Storage sheds