

# Updates



# & FEATURES:

3412 COUNTY ROAD 755, ALVIN, TX

UPDATES & FEATURES:

## Over \$330,000+ in Improvements

### Exterior & Structural Improvements:

- New electric gate with cedar fencing and walk-through gate – \$3,000
- Concrete front entrance to home – \$1,500
- New roof on both main home and pool house – \$20,000
- New siding and exterior paint – \$5,500
- Nearly all new windows (all but 2) – \$4,500
- New exterior doors
- New Sprinklers for Aerobic Septic (3) - \$850

### Electrical, Plumbing, & HVAC

- Full solar panel system – \$95,000
- New electrical boxes and home wiring – \$15,000
- New HVAC system and unit – \$9,000
- 85% of plumbing replaced throughout home – \$10,000
- All new lighting fixtures – \$5,500
- Alarm system wiring for both Xfinity and ADT

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### Interior Renovations

- Brand new vaulted 20' ceilings with full framework – \$23,000
- All new tile and brick veneer flooring throughout – \$8,500
- Fully renovated kitchen with waterfall marble island, new appliances, range hood, and venting – \$25,000
- Expanded square footage to include a butler's pantry and laundry room – \$15,000
- Reverse osmosis water system at kitchen island – \$550
- Whole-home water filtration and softener system
- Built-in dog kennels – \$1,000

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#### Primary Suite & Custom Features

- Custom-built primary suite addition with:
  - Wet room and soaker tub
  - Full glass and tile surround
  - Custom vanity – \$1,200

#### Pool & Outdoor Living

- Fresh pool plastering, new tile, and micro pebble finish – \$8,000
- Brand new pool pump (installed April 2025) – \$1,200
- Renovated outdoor kitchen with new concrete and fencing – \$14,000
- Pool company service – \$207/month

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### Animals, Pond, & Outbuildings

- Chicken coop with hawk netting, 3 coops, water + electric run – custom built
- Tiny home guest house (needing minor work) - fully built out, with mini split, septic & well connected – \$25,000
- Horse stable with new cattle fencing, gates, water & electric – \$2,500
- Trenching completed to redirect runoff to back pond – flood prevention
- Pond improvements:
  - Dug deeper and wider – \$5,000
  - Dock with metal railing – \$5,000
  - Aeration system – \$250
  - Commercial-grade fountain wired and anchored – \$2,500
  - Stocked with 2–3 types of fish – \$750



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#### Warehouse, Gym & Extras

- 800 sq ft warehouse with:
  - Spray foam insulation
  - Mini split HVAC
  - New lighting and electric
  - Sealed epoxy floors
  - New gutters – \$10,000
- Carport structural repairs – \$850
- In-home gym equipment (included with strong offer) – \$2,500
- 3-person custom cedar steam sauna – \$1,500 (retail value \$5,000)
- Extensive tree trimming – \$5,000–\$8,000

#### Additional Info

- Never flooded
- No property restrictions
- Flood insurance: ~\$600/year
- Home warranty: \$97/month