

**Home Features Provided by Seller of:
4645 Rio Dr. Brazoria TX**

- All new paint throughout
- Hurricane Windows (2019)
- Hardiplank exterior (2019)
- All new flooring & baseboards throughout:
- New Water Resistant Laminate Flooring in Main Areas
- New Brick & Tile in Bathrooms
- New doors and door hardware throughout (including barn doors/hardware)
- New window treatments
- New LED lighting throughout

Kitchen: Full Renovation

- All new stainless steel appliances (2020)
- All new wood cabinetry, custom range hood
- All new countertops (Silestone with soapstone appearance)
- All new iron drawer/cabinet pulls
- New farmhouse sink & new faucet

Dining:

- Custom beadboard wall finish & trim
- New designer light fixture

Hall Bathroom: Full Renovation

- New soaking tub & plumbing fixtures
- New vanity / mirror / faucet
- New toilet
- Custom shiplap wall treatment
- New designer light fixtures

Master Bathroom Full Renovation

- New tile shower / plumbing fixtures
- New vanity / faucet
- New toilet
- Custom shiplap wall treatment

Living Room

- New LED lighting
- New designer ceiling fan / light
- Refinished fireplace

Downstairs

- New flooring
- Walls and paint
- New mini-split A/C