

**7306 LIVE OAK CIR. ALVIN, TX 77511**  
**SELLER PROVIDED - ADDITIONAL DETAILS**

UPDATES MADE SINCE PURCHASED IN 2021:

Roof replaced with high quality 50 year shingles from Bay Area Roofing in 2025  
The studio built w/ fireplace and A/C  
3,000 sqft workshop built in 2025  
2 - A/C units replaced  
9" deep pool and hot tub completely redone and all new pool equipment  
New paved driveway and expanded parking area  
Whole-house Generac installed  
Carpet and tile replaced with hardwood oak flooring in living room, primary bed and bath  
New paint throughout

MAIN HOME:

Built in 2000

Sqft: 4,164

Attached garage: 702 sqft - Spacious 2-car with extra space on sides

Roof replaced with high quality 50 year shingles from Bay Area Roofing in 2025

2 - A/C units replaced

Primary bedroom:

- Closet has motion lighting, hidden passage to cedar closet, built-in shelving, storage underneath stairs
- Custom stain-glass above jetted tub

Kitchen:

- Under cabinet lighting
- Granite counters
- Large butcher block kitchen island
- Copper pot filler, faucet and accents throughout
- Gas stove
- Copious storage

All bedrooms have attached full bathrooms

Carpet and tile replaced with hardwood oak flooring in living room, primary bed and bath

New paint throughout

UTILITIES:

Septic: Pumped in July 2025

Well: 600 feet deep

Propane tank: 1,000 gallon tank

Wifi: Xfinity

### WORKSHOP:

Built in 2024

Total sqft: 4,500

Inside sqft: 3,000 (50X60)

2 - 220 outlets (1 inside and 1 outside)

Attached covered RV spot w/ hookup: 1,000 sqft (50X20)

Attached covered wrap around patio w/ fans: 500 sqft (50x10)

Garage side:

- 2 mini-split A/C units
- Ceiling fans
- 1 Big Ass 10' fan

Porch side:

- 1 mini-split A/C unit
- Ceiling fans
- Beautiful double door entry and another side entry leading to covered porch

Massive paved parking area out front - can fit a multitude of vehicles

Stone border

Gutters

### THE STUDIO:

820 sqft

Gorgeous Cottage-style studio built w/ fireplace and A/C

Air conditioned

Tons of storage and beautiful cabinetry

Electric fireplace

Vaulted ceilings w/ exposed beams

### OTHER:

Antique/salvaged doors/ knobs/various details throughout

Fully fenced w/remote gated entry

3.5 acres of beautiful 100-year live oak and pine trees

Whole house central vacuum system

Pest control comes every month for exterior

9" deep pool and hot tub completely redone and all new pool equipment

New paved driveway and expanded parking area

Whole-house Generac installed