



## 2612 County Rd 160. Alvin

### KITCHEN:

- THOR 6 BURNER GAS RANGE WITH GRIDDLE & DOUBLE OVENS
- CUSTOM WALK-IN PANTRY W DESIGNER DOOR
- UNDER CABINET LIGHTING IN KITCHEN W 3 SETTINGS
- CUSTOM GRANITE COUNTER TOPS W LEATHERED FINISH
- DESIGNER MARBLE BACK SPLASH
- CUSTOM WOOD BEAMS

### PRIMARY SUITE

- PEDESTAL SOAKING TUB
- DOUBLE WALK IN SHOWER W BENCH
- FULLY WIRED FOR SPEAKERS AND ALARM
- CUSTOM WALK IN CLOSET W HIDDEN STORAGE
- 1/2" THICK DRYWALL ON PRIMARY INTERIOR WALLS

### GENERATIONAL LIVING

- ADA COMPLIANT MIL SUITE
- LARGE WALK IN CLOSET
- FULL MULTI-SPRAYER SHOWER SYSTEM

### OFFICE/ STUDY

- CUSTOM BOOK SHELF
- WINDOW SEAT WITH ADDITIONAL STORAGE
- WIRED FOR A TV

### UPGRADES AND AMENITIES:

- WHOLE HOME GENERATOR
- WHOLE HOME SALT BASED FILTRATION SYSTEM
- SOLAR PANELS
- 388 FT DEEP WELL
- AEROBIC SEPTIC SYSTEM-SERVICE CONTRACT IN PLACE FOR QUARTERLY MAINTENANCE FOR THE FULL YEAR.
- ROCKWOOL INSULATION THROUGHOUT
- ATTIC STORAGE FULLY DECKED (AREA OVER GARAGE CAN BE ADDED ON AS ADDITIONAL SQFT)
- KNOTTY ALDER DOORS THROUGHOUT
- 3 SPLIT-ZONE HVAC
- ALL SHOWERS FULLY TILED FLOOR TO CEILING
- SPACIOUS WALK IN CLOSETS IN ALL BEDROOMS
- WOOD LIKE TILE THROUGHOUT HOME-NO CARPET
- LARGE WALK-IN LAUNDRY ROOM W CUSTOM DOG SHOWER

### PATIOS & GARAGE:

- COVERED FRONT ENTRY AND BACK PATIO
- BACK PATIO STUBBED OUT FOR WATER, GAS AND WIRED FOR TV

