

## **6965 Brazos Ave**

### **Features**

- **4 Living rooms (allowing for great flex space or gameroom)**
- **Fireplace downstairs and upstairs**
- **Primary bedroom and 2<sup>nd</sup> bedroom downstairs**
- **Abundant Storage**
- **Picture windows with ample natural light**
- **Open-concept kitchen with buffet**
- **Butler's pantry with sink and stove**
- **Inside utility room**
- **4 HVAC units that are zoned to allow for low electricity bills**
- **Office upstairs and downstairs**
- **Tray ceilings in bedrooms**
- **Double crown molding**
- **Two water heaters**
- **Alarm system with exterior cameras**
- **Roof replaced in 2017**
- **Additional drainage added in 2019**
- **Higher lot**
- **Covered patio**
- **Privacy fenced yard**
- **Spacious backyard**