










Next Door  
REALTY

# Home Custom Features & Upgrades

**Welcome to 201 HillCrest Dr in Alvin, Tx! This elegant home features:**



## PROPERTY FEATURES

-  Built in 2015
-  Newly Remodeled Dining Room
-  Custom Kitchen & Pantry Cabinets
-  Under Cabinet Lighting
-  All New Recessed Lighting Installed Throughout Home (2023)
-  New Tile Backsplash in Laundry Room
-  Plantation Shutters in Front of Home

## FLEXIBLE & UPDATED LIVING SPACES

- ✓ Mother-in-Law Suite / Playroom
- ✓ Board & Batten Accent Wall in Guest Room
- ✓ Wainscoting in Guest Room #2
- ✓ Two Guest Rooms with Brand New Flooring & Paint (2024/2025)

## OUTDOOR & POOL FEATURES

- 🌴 Screened-In Pool
- 🧼 Weekly Pool Cleaning Service
- 🔒 Pool Safety System with Interior Door Alarms & Latches

## MAJOR UPDATES & MAINTENANCE

- 🔧 Yearly AC Unit Maintenance Checks
- 🚪 New Garage Door System Installed
- 🔥 Water Heater Replaced in 2022
- 🎨 Full Exterior Repaint Completed February 2021

Spacious • Updated • Move-In Ready

📍 1 Acre Lot | Beautiful Upgrades Throughout | Exceptional Outdoor Living