

A Note From the Seller at 5930 County Road 396

Thank you for your interest in our home! Below is some helpful information that we wanted you to have available. If you need any further information, do not hesitate to ask!

✨ Features

- Thoughtfully designed two-story floor plan entirely remodeled from the studs
- EVERYTHING is recently replaced or new!
- New tile flooring throughout - no carpet!
- Formal dining room or second living area
- Kitchen with quartz countertops & backsplash
- Amazing pantry area off kitchen - so much storage
- New: Granite, showers, toilets, lighting etc. in all bathrooms
- Serene primary suite with dual vanities & oversized separate shower
- Private access to yard from primary retreat
- HUGE gameroom up
- Generous secondary bedrooms all downstairs with ample storage
- Bedroom four down is en-suite
- Three full baths in home
- Flex room or study downstairs with built-ins
- Huge gameroom upstairs could be additional bedroom or office
- Shop 1: open air of two separate spaces with 22ft height roof
- Shop 2: Approx 3300sqft not including office upstairs
 - 3 roll up doors
 - Automatic lift stays
 - Wired for 220v
 - Tech shield and additional insulation for comfortability
 - Half bath with shower
- Guest suite/Garage Apartment: Approx 1250 sqft
 - Full spacious living area
 - Vinyl Wood look flooring throughout
 - Well-equipped kitchen with granite counters & ample storage
 - Double oven, butler pantry side bar & New refrigerator to stay
 - Two huge bedrooms one with walk in closet
 - Full bath and laundry connections
- Garage: Four full cars plus extension
 - Four car porte-cochere off this garage - makes an excellent additional patio as well!
 - Second private drive for individual access or additional parking

🔧 Updates

- Fresh interior paint (4/2026)
- Well (12/2025 - 720', 2Hp pump, 30 gal/min)
- Septic (Clean out 2026)
- Pex Plumbing in home (2025)
- Primary windows of front and back of home (2025)
- New ceiling fans (2026)
- Water Heater (2026)
- Separate electrical box for Shops & Garage

✨ Also of Note

- Low tax rate of only 1.8%!
- NO HOA! No Restrictions
- Zoned to Great AlvinISD Schools
- Commercial Potential with great LIVE/WORK opportunity
- Income producing opportunity!
- Prime location near shopping, dining & major thoroughfares with easy commute times to Downtown, Medical Center or down South

We hope you love this home as much as we have!!