

PROPERTY FEATURE SHEET · ALVIN, TEXAS 77511

21015 Britt Oaks Dr

3
BEDROOMS

2
FULL BATHS

2,039
SQ FT HEATED

30,056
SQ FT LOT

2
CAR GARAGE

A complete ground-up renovation delivered in 2025–2026 — every surface, system, and specification selected with intent. Scandinavian restraint meets California warmth in a home that performs as precisely as it looks.

 COMPLETE RENOVATION OVERVIEW

01

2025 – 2026

Total Top-to-Bottom Renovation

Every major structural, mechanical, and cosmetic system has been replaced or newly installed. This is not a cosmetic refresh — it is a comprehensive rebuild to a high design specification, with all new warranties transferable to the buyer.

NEW ROOF

NEW SIDING

NEW WINDOWS

NEW INSULATION

NEW PEX-A PLUMBING

NEW ELECTRICAL

NEW HVAC CONTROLS

ALL WARRANTIES TRANSFERABLE

ENERGY STAR APPLIANCES



REFRIGERATION

Forno Maderno 60" Built-In

COOKTOP

36" Induction + Commercial Hood

OVEN

Forno 30" Double Wall Convection

- **Waterfall Quartz Island**
Full waterfall-edge quartz countertop with integrated 4-seat breakfast bar
 - **36" Stainless Steel Sink**
Oversized sink with dedicated glass and cup washer station
 - **Custom Cabinetry**
36" soft-close drawers with Blum hardware; microcement backsplash and extractor hood cover
 - **Smart Dimmable Lighting**
App-controlled multi-Kelvin selectable gimbaled lighting throughout the kitchen
- **Forno Appliance Suite**
Full commercial-grade package — dishwasher, 1.2 cu.ft. microwave drawer, cooktop, oven, fridge/freezer
 - **Pot Filler**
Wall-mounted pot filler above induction cooktop — practical and architecturally considered
 - **Custom Hickory Dining Table**
6-seat formal table with center-runner quartz detail and integrated bamboo cutting block
 - **Auto-Open Microwave Drawer**
Flush-fit microwave drawer for a seamless, uninterrupted cabinet line



PRIMARY SUITE & BATHROOM

03

PRIMARY SUITE — 1ST FLOOR

- **Spacious Layout**
16.3' × 21' master suite positioned on the ground floor for convenience and privacy
- **Hickory Window Reveals**
Detail hickory reveals frame each window — a considered architectural gesture carried throughout the home
- **Smart Lighting**
App-controlled multi-Kelvin gimballed lighting for every mood and time of day

ENSUITE BATHROOM

- **6' Floating Double Vanity**
Wall-mounted brushed stainless steel faucets; heated and backlit vanity mirror
- **6' Flush-Floor Double Shower**
Thermostatic brushed stainless steel valves; 20" rainfall head; large-format porcelain tile; organic microcement walls
- **Japanese Smart W.C.**
Touch-free smart toilet for effortless daily comfort
- **High-Volume Extraction**
Panasonic Whisper silent extraction fan



- **Open-Plan Ground Floor**

Kitchen, dining, and living room flow as one large, light-filled space with a feature microcement art wall

- **9"×60" LVP Flooring**

Oversized 20-mil Light French Oak plank throughout all living and bedroom areas

- **Floating Microcement Staircase**

Custom-designed open staircase — a centrepiece connecting both floors

- **50" Steel Pivot Front Door**

Statement entry with remote-access app-controlled smart lock and multiple timed entry codes

- **Blum Hardware Throughout**

Soft-close Blum hardware on all cabinetry — kitchen, living room, and laundry/mud room

- **2nd Floor Home Office**

Dedicated 7.5' × 21' office with built-in storage — fully work-from-home ready

- **Wood-Burning Fireplace**

Open microcement fireplace as a sculptural focal point in the living room

- **30"×30" Porcelain Tile**

Large-format porcelain with microcement wall finish in all wet areas

- **Custom Hickory Wine Storage**

Downlit, dimmable custom wine rack — design-forward storage as feature furniture

- **Built-In Bedroom Cabinetry**

2nd and 3rd bedroom suites fitted with downlit steel-and-glass closet cabinetry

- **Modern Linear HVAC Grilles**

Concealed linear vent grilles maintain clean ceiling and floor planes throughout

- **Built-In Laundry Cabinetry**

Custom-fitted washer/dryer cabinetry in the 8.5' × 9.5' laundry/mud room



SMART HOME TECHNOLOGY

05

LIGHTING

App-Controlled Multi-Kelvin LED Throughout

- **Whole-Home Smart Lighting**

App-controlled gimbalbed LED with selectable Kelvin temperature in every room — interior and exterior

- **Smart Front Door Lock**

Remote entry, multiple time-referenced access codes — manage guests, deliveries, and access from anywhere

- **Landscape & Perimeter Lighting**

App-controlled external and detailed landscape feature lighting throughout the lot

CLIMATE

Geo-Fenced App-Controlled HVAC

- **Geo-Fenced HVAC**

Climate system activates automatically based on your phone's location — arrives home at your preferred temperature

- **Smart Primary Bathroom**

App-controlled light fixtures and thermostatic shower valves — personalised routines every morning

- **App-Controlled Garage**

Contemporary glazed garage doors with app-controlled multi-Kelvin LED lighting and epoxy floor

SECURITY

Remote Entry + Timed Access Codes



STRUCTURE, MECHANICAL & ENERGY SYSTEMS

06

- **New Composition Shingle Roof**

Brand new roof installed 2025 — under 5 months old at time of listing

- **New Electrical System**

Complete electrical rewire throughout the entire home

- **Argon Double-Glazed Low-E Windows**

Energy-efficient argon-filled double glazing with Low-E coating — all new

- **Energy Star Appliances**

All appliances carry Energy Star certification — all new warranties transfer to the buyer

- **New Pex-A Plumbing Throughout**

Full plumbing replacement with Pex-A flexible piping — corrosion-resistant and freeze-tolerant

- **New External Wall Insulation**

All-new exterior insulation for improved thermal efficiency and reduced energy costs

- **New Siding & Exterior**

Concrete, brick, and cement board exterior — low-maintenance, high-durability finish

- **Aerobic Septic System**

Modern aerobic septic with well water source — no utility district dependency

 EXTERIOR, GROUNDS & LOCATION

07

LOT SIZE

30,056 Sq Ft (110' × 273')

PARKING

2-Car Garage + 10-Car Driveway

WATERFRONT

Private Chigger Creek Access

- **12' × 24' Elevated Rear Deck**
New elevated deck overlooking the rear garden — mature trees provide generous shade
 - **Elevated Railway Tie Planting Beds**
Architectural landscaped beds at the front elevation — structured and low-maintenance
 - **Double Glazed Garage — 29' × 22'**
Contemporary light grey epoxy floor coating with app-controlled LED lighting throughout
 - **No HOA & Horses Allowed**
No mandatory HOA restrictions — horses permitted, as enjoyed by many in the neighbourhood
- **Private Creek Access**
Chigger Creek runs along the rear boundary — owned as part of the lot and maintained by the City of Brazoria
 - **Perimeter Landscape Lighting**
App-controlled external lighting at the perimeter and key landscape features
 - **Private Road Access**
Privately owned crushed asphalt access road with railway tie-edged driveway and parking for 10 vehicles
 - **Short-Term Rental Approved**
Property is approved for short-term rental — strong income potential for investors

 FINANCIAL SUMMARY

08

- **Annual Property Tax**
\$5,061 — assessed for tax year 2025
 - **No HOA Fees**
Zero mandatory homeowners association — no recurring dues or restrictions
 - **Transferable Warranties**
All new system and appliance warranties are fully transferable to the new owner
- **Tax Rate**
1.8203% total rate — Brazoria County
 - **STR Income Potential**
Short-term rental explicitly permitted — private road, large lot, and creek access add significant appeal
 - **No Leased Equipment**
All fixtures, systems, and appliances are owned outright — no inherited lease obligations

Your Realtor *Friend* TX

LISTING AGENT: DAVID MACIAS

21015 Britt Oaks Dr, Alvin, Texas 77511

3 Bed · 2 Bath · 2,039 Sq Ft · 0.69 Acre Lot