

1219 Austin Colony Dr. Richmond, TX 77406

I purchased this house in 2004, did many upgrades, listed below. Pecan Grove neighborhood is one of the best places on the planet to live and raise children. On the weekends I rarely drove, walked to the local grocery store and park. This house **DID NOT flood**, not even close, I stayed the whole time, drove in and out to perform water rescues in the Houston/Meyerland area during Hurricane Harvey, always to come home to a nice dry house.

1. 2019 New Tile floors installed throughout downstairs, excluding bedroom.
2. 2019 New kitchen installed, quartz countertops, backsplash, 42" custom cabinets.
3. 2019 new paint down stairs and upstairs bedroom.
4. 2017 new fence with a large double gate on the side, a vehicle, boat or trailer can be parked in the yard.
5. 2016 new driveway installed.
6. 2016 new whirlpool dish washer
7. 2016 new Honeywell security system
8. 2016 new camera system
9. 2016 upstairs and downstairs toilet replaced.
10. 2015 new paint inside and out
11. 2013 new roof installed 30year warranty, new ridge vents added
12. 2013 new carpet installed
13. 2013 master bath updated, new shower with Moen brand faucets. Double vanity installed, new high efficiency toilet installed, new tile.
14. 2013 upstairs bathroom Moen shower faucets were installed.
15. **2013 Foundation repaired, lifetime (transferable) warranty from Allied foundation specialist**
16. new air conditioner and heater installed. **Hospital type cartridge filter(replace every 12months) and UV light installed**, cleans the air just like a hospital.
- 17.