

K[®] Hampton LUXE

Real Estate Group



Thank you for submitting your offer on our listing! Below you will find some helpful information about the amenities in this home. Please Verify Square Footage.

8418 Lofty Pines | Richmond, TX 77469
PROPERTY INFORMATION



ENTRY SQ.FT. 18x24

- Double door with glass doors
- 24' ceiling
- Recessed lighting
- Ceiling speakers
- 2 large windows with custom draperies
- Dark wood floor
- Double Rod Iron Spindle Staircase
- 2 art niches with mini recessed lighting
- Grand arches in entry
- Custom Inlay Molding



DINING ROOM SQFT 13x14

- Recessed lighting
- Crown molding
- Coffered ceiling
- Ceiling -10ft
- Large archways windows

STUDY-16x14

- Built-in book shelves with closed storage
- Height Ceiling 16"
- Large floor to ceiling windows
- Custom drapes
- Window Height 13ft
- Double glass front doors



FAMILY ROOM SQFT 18x24

- Recessed lighting
- Crown molding
- Ceiling speakers
- Flat screen TV
- Sound system equipment conveys with the property
- Fireplace with gas logs and stone surround
- Motorized window shades
- 42" Electric Fireplace with mosaic glass surround
- 18ft 2 story floor to ceiling windows
- Custom Drapes



**ISLAND KITCHEN with open Breakfast Room
SQ. FT 19x 21**

- Crown molding
- Slab granite countertops
- Oversized island with closed underneath storage
- Tile backsplash with glass tile inserts
- Under counter lighting
- Dark Walnut finished cabinets
- Glass front cabinet storage
- Farmhouse sink
- Kitchen Aide Professional 5 burner gas cooktop with griddle
- Kitchen Aide convectional ovens
- Kitchen Aide Professional microwave
- Frigidaire Professional stainless refrigerator/freezer
- Frigidaire instant ice water
- Walk-in pantry
- Custom window shades
- Kitchen Island – 5x8

BUTLER'S PANTRY / WET BAR SQ. FT 7x10

- Slab granite countertop
- Upper glass front cabinets with lighting and glass shelves
- Wine Grotto with fridge
- Mosaic glass backsplash
- Frosted glass pantry door
- Hallway 5x12

POWDER ROOM SQ. FT 6x4

- Vessel sinks
- Granite countertop
- Wall sconces
- Custom finish on walls

COAT CLOSET- 6x4

- Storage Space

MUD ROOM- 6x14

- Built in cabinetry and storage

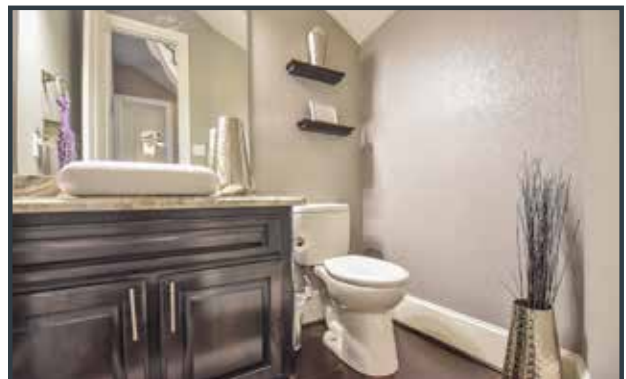
DINING ROOM SQ. FT 13x14

- Undermount sink
- Granite countertop
- Built in Cabinetry
- Window provides natural light
- Tile flooring

MASTER BEDROOM SQ. FT. 24x17

SITTING AREA- 9x10

- Double Coffered ceiling
- Recessed lighting
- Ceiling speakers
- Wall mounted Flat Screen TV
- Large windows
- Custom draperies
- Motorized shades
- Access doors to exterior patio
- Access door to garage



MASTER BATH SQ. FT 20x14

- Crown Molding
- Crystal chandelier
- Marble countertops
- His and Her Vanity with undermount sink
- Jetted tub
- Double entrance to oversized shower with decorative glass inserts
- Separate water closet
- Marble floor
- Barnyard doors
- Custom bench seating
- Wood Shutters

HER CLOSET SQ. FT 8x8

- Recessed lighting
- Pull down rods in hanging areas
- Built in chest of drawers
- Neutral carpet
- Recessed lighting
- Crown molding
- Pull down rods in hanging area
- Shoe storage

HIS CLOSET SQ. FT 14x7

- Pull down rods
- Neutral carpet
- Shoe Storage

2nd BEDROOM SQ. FT 14x13

- Recessed lights
- Ceiling fan with light fixture
- Window with 2" wood blinds
- Closet
- Neutral carpet
- Built in cabinetry

2nd EN-SUITE BATHROOM SQFT 8x8

- Dark wood cabinets
- Undermount sink with granite counter top
- Tub/shower combination
- Tile floor

LANDING

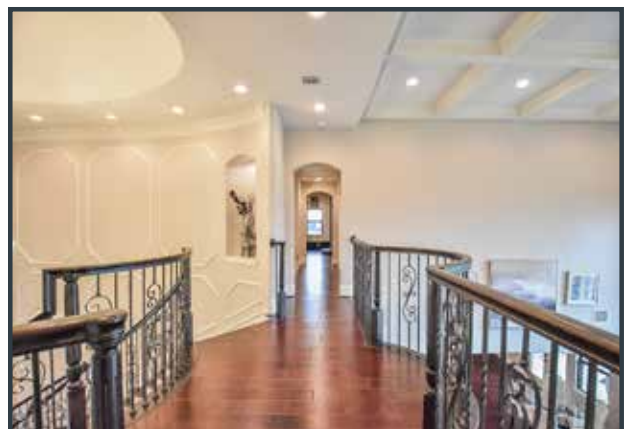
- Recessed lighting
- Oversized chandelier
- Wood floor
- Open to family room

3rd EN-SUITE BATHROOM SQFT 6x9

- Designer light fixture
- Dark wood cabinets
- Undermount sink with granite counter top
- Tub/shower combination
- Tile floor
- Balcony SQFT 8X10

3rd BEDROOM SQFT 13x12

- Crown molding
- Ceiling fan with light
- Recessed Lighting
- French door to balcony
- Walk in Closet
- Neutral carpet
- 9FT CEILINGS
- Wall mounted TV



4th BEDROOM SQFT 13x12

- 10 FT COIFFURED CEILING
- Ceiling fan with light
- Walk in closet
- Neutral carpet



4th EN-SUITE BATH SQFT 6x9

- Recessed lighting
- Dark wood cabinets
- Undermount sink with granite counter top
- Tile floor

5th BEDROOM SQ. FT 13x15

- Ceiling fan with light
- Walk in Closet
- Neutral carpet

FULL BATHROOM SQ. FT 8x9

- Designer light fixture
- Dark wood cabinets
- Granite counter with square undermount sinks
- Tub/shower combination with insert decorative inlay
- Tile floor



MEDIA ROOM SQ. FT 12x17

- Designer wall lighting
- Recessed Lighting
- Elevated Media Room
- Oversized Screen with Projector
- Double Barn doors
- Surround sound
- Theater Seating
- Sound Proofed

GAMEROOM SQ. FT 9x23

- Light fixture w ceiling fan
- Custom built in dark wood cabinets
- 2 wall mounted TV's
- Wood floor
- HOME CENTER/Electronics Room 8X10
- Electrical closet 9 FT CEILINGS
- Control 4 System- operates the whole house
Home Run Automation System located in game room



HALF BATHROOM SQ. FT 5x6

- Designer light fixture
- Dark wood cabinets
- Vessel sinks with granite counter tops
- Tile floor



2nd GAMEROOM SQFT 13x13

- Ceiling fan with light fixture
- Recessed lighting
- Walk in Closet
- Custom carpet



EXTERIOR

VERANDA 38x10

- Summer kitchen
- Ceiling fan with light fixture
- Recessed lighting
- Stone counter top
- Built in Grill
- Glass front fridge
- Undermount wet bar sink
- Stamped concrete floors
- Wall mounted TV
- Custom Built Seating with Firepit



GAZEBO

- Ceiling fan
- Recessed lighting
- Outdoor fireplace
- Recessed television area
- Gas fireplace with glass crystal
- Glass Front Fridge
- Icemaker
- Stamped Concrete Deck
- Wall mounted TV



SWIMMING POOL

- Safety Net
- Outdoor Speakers
- Stone Waterfall
- Heated
- Accents Lights



GARAGE

- 4 cars attached
- Oversized





PROPERTY FEATURES

- Owned alarm system
- Smart Home System installed by Magnolia
- Surveillance System with motion detectors
- Separate zoned A/C and heat for all floors
- Water purification in house
- All flat screen TV's and stereo equipment convey with the property
- Landscape sprinkler system
- Septic- Drip system
- Gated Community

PROPERTY PROFILE

Year Built: 2016/Appraisal District
Square Feet: 6059/Appraisal District
Taxes: \$15,109/2018 Appraisal District 1.95 Rate



HOMEOWNER'S ASSOCIATION

Annual Fee: \$1,574
Management company, gate maintenance.

SCHOOL DISTRICT

Huggins Elementary School
Briscoe Middle School
Foster High School



K^oHamptonLUXE
Real Estate Group