

*11910 Rosmarino Court | Richmond, Tx 77406*  
*Home Features & Upgrades*

- ❖ Electrical outlet inside Trey Ceiling
  - ❖ 20-inch custom designed tile
    - ❖ Custom fireplace
    - ❖ Wired for TV above fireplace
- ❖ Built in surround sound & prewired for subwoofer
  - ❖ Custom ceiling fans with speed control
- ❖ Custom built in bookcases with electrical outlets
  - ❖ Electrical outlets located on living room floor
    - ❖ Wine Grotto
      - ❖ Dual zone wine refrigerator
    - ❖ Surround sound speakers in the ceiling
- ❖ Gourmet kitchen with Granite counters (bull nose edges)
  - ❖ Custom Harbinger cabinetry
  - ❖ Beautiful tile backsplash with accent
    - ❖ Stainless steel kitchen appliances
  - ❖ 36-inch 5 burner gas stove & convection oven
    - ❖ Harbinger range hood
    - ❖ Under cabinet lighting
    - ❖ Infinity water filtration system
      - ❖ French pantry doors
- ❖ Media room with 3 tier stadium flooring
  - ❖ Upgraded carpet
  - ❖ Custom built in media room cabinetry
    - ❖ 120-inch projection screen
    - ❖ Prewired surround sound
- ❖ Solid wood bedroom doors throughout
  - ❖ Custom hardwood floors throughout
  - Berber carpet in bedrooms
- ❖ Custom plantation shutters throughout
  - ❖ Recent paint
- ❖ Crown molding with accent on ceiling

- ❖ Ceiling fans in all bedrooms
- ❖ Granite counters in all bathrooms
  - ❖ Framed vanity mirrors
  - ❖ Kohler fixtures throughout
- ❖ Sterling Tall commode in all bathrooms
  - ❖ Bronze door hardware
- ❖ Master bedroom with large walk in closet
- ❖ All bedrooms prewired for flat screen TV mounting
- ❖ 6-foot garden tub with gorgeous hanging chandelier
  - ❖ Custom built in shelves & drawers throughout
  - ❖ Hunter sprinkler system front & back
  - ❖ Watering system with zoned container waterers
- ❖ Tiled courtyard entrance with Bead board ceilings
  - ❖ Solid travertine pool deck
- ❖ Custom designed sparkling pool by Encore pools & fountains
  - ❖ Large slate covered patio and relaxing areas
    - ❖ Entertainment system speakers
    - ❖ Beautiful area for outdoor kitchen
    - ❖ Custom stained fence throughout
  - ❖ 3 car tandem garage with epoxy flooring
    - ❖ Cul-de-sac street
  - ❖ Recessed lighting throughout
    - ❖ High ceilings
    - ❖ Prime location
    - ❖ Gated community
    - ❖ Lake views
  - ❖ Minutes to area freeway
- ❖ Centrally located to Galleria, Medical Center and surrounding areas