



8915 Wandering Willow Dr, Richmond TX 77406

Welcome Home

THINGS WE LOVE ABOUT THIS HOME

1. Amazing backyard with pool and spa, no back neighbors
2. Outdoor Kitchen
3. Lots of cabinet space in kitchen
4. Open Kitchen with amazing island
5. Wood tile Flooring downstairs
6. Coffered ceiling in Master
7. Master bathroom with walk in shower from both sides and 2 shower
8. Great closet space
9. Game and Media room
10. 4 bedrooms upstairs with 3 bathrooms
11. 3 Car garages
12. House has never flooded
13. Pool Features:
 - > 1. Paramount in pool self cleaning system
 - > 2. Pentair Ultraviolet cleaning filtration system
 - > 3. Pentair Ozone water purification system
 - > 4. Pentair WiFi enabled easy touch control system
 - > 5. Variable speed pump technology for significantly reduced energy usage.

THINGS WE LOVE ABOUT THIS COMMUNITY

The serene Long Meadow Farms master-planned community is a wonderful place framed by native wildflowers and stunning pecan trees. Across this 1400-acre community, you'll discover everything you desire. Picturesque lakes and waterfalls, fountains, playgrounds and so much more. The community is situated just three minutes south of the Westpark Tollway on Grand Parkway, providing an easy commute into Houston. Just minutes away you'll have access to grocery stores, shopping, dining, entertainment, medical and pharmacy services, and more.

We love the wonderful recreation facilities at our doorstep. Play illuminated tennis. Leisurely stroll our winding trails or include them in your workout with a hike, biking or skating. Swim in one of the 4 pools and let your kids partake in the children's water playground. Or hit the state-of-the-art fitness center with on-site instructors and fitness programs.

AVERAGE UTILITY BILLS

Electric \$150

Water \$50

Gas \$90