

# Feature Sheet

21011 Tarpley Springs Drive  
Richmond, TX 77406

## Features:

- Built in 2015
- Ryland Home
- HUGE driveway
- The exterior made of stone and brick material
- Country/chic light fixture in the dining room
- Soaring ceiling in living room and dining room areas
- Gourmet kitchen with granite counter tops, wood cabinets, beautiful back splash and stainless steel appliances
- Open space concept of living and kitchen combo
- Recessed canned lights throughout home
- Beautiful wood flooring in living room
- Bay window in the master bedroom and vaulted ceiling
- Separate stand up shower with sitting area and a his and hers sink vanity in master bathroom
- Master AND secondary bedrooms are downstairs
- Trendy art niches throughout home
- Utility room downstairs along with study
- Covered patio with two ceiling fans for outdoor living
- Energy star appliances
- High efficiency HVAC system
- HVAC-13 SEER
- Insulated/low-E windows
- Insulation radiant attic barrier
- Tankless/on-demand water heater
- Sprinkler system
- Great curb appeal

## About the Community:

Long Meadow farms is a master-planned community at 1400 acres situated along the Grand Parkway and only minutes from the Westpark Tollway, providing an easy commute and variety of local entertainment. Long Meadow Farms, a lush community on the western edge of the greater Houston area, invites its residents to "live a legendary life," Texas-style. Its traditional Texan architecture, along with its preserved pecan trees and native wildflowers, bring about the feeling of living in a small Texas town, yet, residents have all the best of metropolitan Houston right at their doorsteps. There are three parks spread around the community, resort-style pools located in the parks that feature slides and playgrounds for children, junior-Olympic sized pool with five lanes, two fenced tennis courts, and playgrounds. There is a trail system winding through the community and crosses with Oyster Creek and other ponds making a scenic view for all the walkers and joggers! Those seeking other types of exercise can take advantage of the well-equipped fitness center at the central park. Local schools are zoned to Lamar Independent School District, in which, kids may attend Adolphus Elementary (on site in Long Meadow Farms), Briscoe Junior High and Foster High School.