

1923 Shining Stream Lane

Richmond, Texas 77406

Property enhancements since ownership

Professional landscaping- front and back yard

Landscape lighting- front and side yard

Fencing replaced

Gutters installed

Roof replaced- Highest quality with solar insulation and transferable lifetime warranty

Screened in back porch

Heating/ air conditioner- all components replaced (outdoor unit, indoor blower and furnace)

Water heater

Garage and front door decorative lights

Garage door and opener

Water softener system- whole house

Reverse osmosis water filtration system- kitchen

New lights, chandeliers, recessed lighting (LED, dimmable) and fans throughout

Engineered hardwood floors throughout

Home alarm system with motion detectors, smoke alarm and remote monitoring

Kitchen remodel (2018)

- Quartz countertops

- Marble backsplash

- Bosch appliances: 5 burner gas cooktop, convection oven, microwave and dishwasher

Guest bath remodel (2017)

- Soaker tub, rain showerhead, glass enclosure

- Custom cabinets

- LED lighting

- Quartz countertop, vessel sink

Guest bedroom #2 (middle)-Built in closet organizer system

Master bath remodel (2015)

Oversized walk in shower, rain shower head and hand held sprayer, glass enclosure, heater

Custom cabinets

Granite countertops, double vessel sinks

LED lighting

Items available to convey with purchase, if desired:

LG refrigerator- French door freezer with water/ ice dispenser in the door

Electrolux front load washer (XL capacity)

Samsung electric dryer

Garage refrigerator