

**1838 MAYWEATHER LN.  
RICHMOND TEXAS 77406**

Pecan Grove Plantation

**SPECIAL FEATURES**

Located on the Golf Course

Upper balcony overlooks pool and golf course

Spiral staircase from upper balcony to pool

2019: Pool Renovation, Travertine coping, resurfaced, replaced skimmer

Pool with Spa. Depth from 3ft to 5ft

2020: Updated 1<sup>st</sup> floor bathroom including Benedettini cabinets

Updated laundry room including Benedettini cabinets

Benedettini Custom closets built in each bedroom

2020: Foundation Repair with transferrable warranty

2017: Custom Benedettini Kitchen Cabinets w/glass front decorative cabinets

Ceiling height wall cabinetry with a double row of upper cabinets

The dual upper cabinets offer a total of 54" storage space (34" cabinets plus 20" cabinets above)

Under cabinet lighting & soft drawer pulls

Built-in Blender Cabinet

2013: Replace Roof with 30 yr. shingle

2014: Updated Carpet – High Quality

2012: Upstairs furnace replaced

2011: Upstairs air conditioner replaced

2 inch faux blinds

Jenn Air Appliances

Replaced fence in back yard

Updated Primary bathroom

Primary bath with jetted tub

Game Room w/tall ceilings, wet bar & storage - could be a media room or extra living room