

# Feature Sheet

2106 Shadow Grove Lane  
Richmond, TX 77406

## Features:

- \$20,000 – New Roof in 2017
- \$15,000 – Quartz Countertops in Kitchen and Upgraded Backsplash in 2020
- \$2,500 – New Paint throughout home minus the formal dining in 2020
- \$2,000 – High end Quartz Countertops and Sinks-primary bath in 2020
- \$1,700- Whirlpool Stand Alone Ice Maker in 2020
- \$700 – New GE 5 Burner Gas Cooktop in 2020
- \$700 – New Stainless Steel kitchen sink & faucet in 2020
- \$300 - New Stainless Steel GE Microwave in 2020
- \$300 – New Carpet Primary Closet in 2020
- Beautiful Slate Floors, Wood Floors in First Level of home
- Exquisite Staircase boasts Natural wood & Wrought Iron accents
- High Ceilings with Natural light glistening in
- Butler's Pantry
- Gourmet kitchen with high end quartz counter tops, oversized island and custom wine rack
- Stainless steel appliances
- Large Game Room features Amazing Wet Bar complete with custom cabinetry, sink & mini fridge
- Study with Glass French Doors features a closet for possible 5<sup>th</sup> bedroom
- Spectacular Chlorine Heated Pool & Hot Tub featuring gorgeous waterfalls enclosed by Metal Screened Enclosure
- Crown molding throughout
- Average monthly cost for electricity \$400.00
- Average monthly cost for water \$55.00
- Average monthly cost for gas \$45.00

## About the Community:

Shadow Grove Estates is a cozy community located in Richmond, TX. The community offers easy access to Highway 90 and the Grand Parkway. Area attractions include the charming Historic Downtown Rosenberg, Brazos Town Center and Brazos Bend State Park. Shadow Grove Estates residents are also minutes away from Sugar Land and luxurious shopping, dining, and entertainment, including Sugar Land Town Center and First Colony Mall. Students attend exceptional schools in Lamar Consolidated ISD. Builders include Perry Homes, Meritage Homes, and Westin Homes. Shadow Grove Estates features an incredible LOW TAX RATE! You will love the quality of life in Richmond as it was ranked on a list of the fifty safest cities with populations over 20,000 in Texas by SafeWise. Richmond offers plenty of recreational places such as parks, museums, carnivals, golf courses, 75 miles from Galveston Island, festivals and the famous Fort Bend County Fair. You won't go bored living here!