

2031 Pecan Trail Dr., Richmond, TX 77406

This home has so many updates and special features that need to be mentioned. The seller has provided a list of those features here:

1st Floor

- **Chandelier** in formal dining room is imported from France and is exceedingly rare.
- Genuine crystal **chandelier** in the foyer purchased for well over \$8000.
- **Walk-in bar** in downstairs living room
- **Pecan floors** in downstairs living room.
- **Swivel-mounted TV** in breakfast room remains with the property.
- **High-quality granite** in kitchen
- **Washer/Dryer/Refrigerator** remains with the property along with built-in coffee machine.
- **Rare African granite** countertops in master bath.
- **Jacuzzi tub** in master bath.
- Computer-controlled **multi-jet shower unit** in master bath with individual saved settings.
- There is a **hidden safe** in the foundation.
- **Nine-piece molding** in most downstairs rooms
- **10-foot ceilings** downstairs

2nd Floor

- **Pool table** in the upstairs gameroom remains with the home and was refinished with a Simonis 360 cloth and new rails. Legs were hand carved. All pool table equipment will also remain with the property.
- **Dry bar** and **wet bar** in Billiard room
- Surround sound **ceiling-mounted speaker system** in upstairs den/recreation room for theater effect.
- Second story slate floor / wrought iron **balcony** was added in 2014 and has extra joists for maximum support.
- **11-foot ceilings** upstairs

Outdoors

- Improved Meyer **Lemon tree** produces fresh, less tart lemons.
- Outdoor **waterfall** is 10 feet tall and over 25 feet wide. Made with moss rock and has variable speed pumps, allowing for a soft trickle up to a massive flow.
- The **pool** was built in 2014 and has a beautiful glass bead bottom for comfortable feel and durability, a computerized floor cleaner, Intellibright pool and spa lighting offers a choice of several colors, and a Mastertech pool and spa heater which has incredible efficiency. Pool can be heated for approximately \$25 per 24-hours with no cover required.
- **Spa** has jets, whirlpool, and air blowers.
- Backyard has high-quality **flagstone** throughout.
- **Gazebo** was added in 2014.
- **Teppanyaki grill** in outdoor kitchen with middle that lowers slightly to prevent oil from running off.
- Outdoor kitchen has three **high-speed fans** with a misting option that can be on or off and turned on from your phone.
- Outdoor kitchen has an overhead **ceramic heater**.
- Outdoor **LG TV** will remain with the property.

All areas

- **Four fireplaces** throughout the home. Three indoor fireplaces with gas logs and one outdoor fireplace with gas logs with a light-switch starter.
- Custom **shutter, blinds, or draperies** specifically made for most rooms.
- **Fluted molding** throughout
- House has **three water heaters**, all less than 3 years old. Master bath has access to two.
- **Air conditioners** are less than 5 years old. Recently added **surge protectors** and **hard-start system**.
- **Roof** is less than 2 years old.

*** Seller has offered that all furniture, except for the area rug in living and dining rooms and the harp, can be negotiated. ***