

718 Sundance Glen Way, Richmond, TX 77406

This home has so many updates and special features that should be mentioned to its new owner(s). The seller has provided a list of those features here:

Features in Most Areas

- **Restoration Hardware Graphite** Paint
- SW **Snowbound** Paint
- **Destination Conduit Closet** for Pre-Wired Sound in Ceiling
- **Recessed Lighting** throughout
- Wood Floors First Floor (PGS Palladium Birch/Bismuth)
- **8.25” Baseboards** with White Painted Shoe Molding throughout Entire House
- Pre-Wired for Alarm System
- Wooden Custom Painted/ Dual Light Control
- Tilt-Out Double Pane Windows/Screens
- Kwikset Hawthorne Door Hardware
- Shaw Carpet (**It’s Been Good/Soda Rock**)
- 8ft Glass Back Door
- 8ft **Mahogany** Door
- **10ft Ceilings** 1st Floor
- **9ft Ceilings** 2nd Floor
- Floored Attic Spaces
- **Dual-Zoned Heat/AC**

Foyer

- 3 **Kitchler** Drum Chandeliers
- 4” Crown Molding

Family Room

- Restoration Hardware Drapes (**Charcoal Velvet**)
- **Gas Fireplace with Cast Stone Surround & Hearth** with Remote Control
- **Holiday Lights Electrical Outlet** above the mantle
- Pre-Wired for 2 Speakers

- Blocked/Wired for future Fan

Dining Room

- **Restoration Hardware Light Fixture/** Dimmer Switch

Kitchen

- **Frigidaire Professional Series** Stainless Appliances, includes microwave and dishwasher and a French-door, counter-depth refrigerator with built-in cabinet (**stays with house**)
- Slide-In, 5-Burner Gas Range with Gas Convection Oven, Stainless vent hood, and Moen Pot Filler makes for a complete cook's package.
- 2nd Built-In Wall Electric Convection Oven
- **Marvel Professional refrigerated Drawers** in Island
- **Marvel Professional Mini Bev/Wine Fridge**
- Glass Fronts and Bump Up/Out Upper Cabinets
- Kitchen island has Himalaya White Granite with a knife edge that includes **dish drawers**, cabinet trim kit on all 4 sides, and Kitchler pendants above.
- **Trash bin built-in** with double waste baskets.
- Under Cabinet Lighting
- Kohler White Porcelain **Farm Sink** and **Moen** Goose Neck Faucet
- **White Glazed Hand Formed 12x3 Herringbone Backsplash**
- **Absolute Black Granite** with knife edge
- Walk-in Pantry

Morning Room

- **French doors** that lead to outdoor courtyard.
- Pre-Wired for 2 Speakers

Guest Bedroom

- Additional Electrical Outlet for TV
- **Kitchler 6 Light Chandelier with Dimmer**
- Blocked/Wired for Future Fan
- Double Door Closet

Guest Bathroom

- **Frameless glass shower** with Moen Rain Shower System and recessed light
- Pedestal Sink with Kitchler Vanity Lights with Dimmer
- 8.5x4 Daltile White Matte Subway Tile/ Classic Black & White Tile Shower Floor
- Daltile 16x16 Porcelain Floor
- Moen Chrome Faucet

Laundry Room

- Cabinets and granite countertops
- Folding table

Mud Room

- Built in Coat Rack with Beadboard and Bench Seating
- Walk-In Closet

Office/Study

- In Wall TV Connection Conduit
- 4” Crown Molding
- Additional switch and blocked and wired for future ceiling fan

Powder Bath

- Pedestal Sink with Moen Chrome Faucet
- Dimmer Switch

Master Bedroom

- Additional Electrical Outlet for TV
- Kitcher Wooden Bead 6-Light Chandelier/ Dimmer
- 4” Crown molding
- Blocked/Wired for Future Fan
- Pre-Wired for 1 Speaker

Master Bathroom

- 18 x 36 Porcelain Tile
- Shower with **Moen** Rain Shower and Frameless Glass
- Daltile 8.5x4 White Matte Subway Tile/ Classic Black & White Tile Shower Floor
- Recessed Light in Shower
- Kitchler Wooden bead 6 light Chandelier/Dimmer
- Garden Tub
- Moen Chrome Facets
- Restoration Hardware Drapes/ **Charcoal Velvet**
- Electrical Outlet in Closet for Iron/Steamer
- Kitchler Vanity Lights /Dimmer
- Walk-In Closet

Stairwell

- Stained Hand Rail
- Upgraded Carpet
- Kitchler Chandelier

Retreat/Recreation Room

- Kitchler Game Table Pendant
- Pre-Wired for 2 Speakers
- Double Door Closet
- Blocked/Wired for Future Fan

Media Room

- 4 Kitchler Sconces
- SW **Seal Skin** Paint
- Restoration Hardware Drapes/ **Charcoal Velvet**
- Destination Closet for Surround Sound and TV Wall Connection Conduit with temp control Fan
- Pre-Wired for 4 - 7.1 Surround Sound Speakers
- TV Wall Mount with In-Wall Connection Conduit

3rd Bedroom

- Kitchler Ceiling light
- Blocked/Wired for Future Fan
- Additional Electrical outlet for TV
- Walk-In Closet

4th Bedroom

- Kitchler Ceiling Light
- Blocked/Wired for Future Fan
- Additional Electrical Outlet for TV
- Walk-In Closet

3rd Bathroom

- Kitchler LED Vanity Lights
- Moen Chrome Facet
- Moen **Rain Shower**
- **Recessed Light** in Shower/Tub
- Daltile 16" Porcelain tile

Back Porch

- **Extended Covered Porch**
- Colored Textured/Sealed Floors
- In-Wall TV Connection Conduit
- Kitchler Outside Ceiling Fan
- SW **Architectural Grey** painted Ceiling
- **Gas Line Rough In**
- Pre-Wired for 2 Speakers

Front Courtyard and Covered Entry

- **Stone Gas Fireplace with Starter Switch**
- Colored Textured/ Sealed Floors
- Additional Electrical Outlets
- **Iron Gate with Lock and Additional Door Bell**
- Ceiling painted SW **Architectural Grey**

Outside

- Flood Light in Backyard
- 4 Holiday Lights Electrical Outlets in Front Eaves/ Wall Switches into Garage
- 3 Car Tandem Garage/ Fluorescent Task Light
- Coach Lights
- 2 Garage Door Remotes/Entry Key Pad
- Sprinkler System Front/Back
- 2 Gates to access Fenced Side/Back Yard
- Metallic Copper Finish Gutters
- Additional Water Spigot
- Built-in Home Team Pest Defense System
- Brick/Stone /Stucco Exterior
- Extra Exterior Brick/Stone Provided