

What Buyers Want to Know

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| Property Address: | 1038 Winner Foster Rd Richmond, Texas 77406 |
| Subdivision: | Ten Shadows |

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| Build Date/Builder | 1978 / Stuart Wade, Builder |
| Last Year's Taxes | \$10,740 (for the entire property) |
| HOA Name/Dues | None./None. |

What is the age of the:

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|----------------------|---|
| A/C Unit 1: 2017 | Heater/Furnace 1: 2017 |
| A/C Unit 2: 2017 | Heater/Furnace 2: 2017 |
| Water Heater: 2017 | Dishwasher: 2017 |
| Stove/Oven: 2017 | Cooktop: 2017 |
| Microwave: 2017 | Garbage Disposal: 2017 |
| Carpet: none. | Other Flooring: Travertine installed 2008 |
| Interior Paint: 2017 | Exterior Paint: |
| Roof: 2012 | Fence: 1985 |
| Pool/Spa: 1982 | Pool/Spa Equipment: 2017 |

Are the following items gas or electric:

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|-----------------------|-------------------|
| Heater/Furnace: Gas | Water Heater: Gas |
| Dryer Connection: Gas | Oven: Electric |
| Cooktop: Gas | Fireplace: Gas |

Average Utility Bills:

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|-------------------------------|------------------------|
| Electricity High: \$399 | Electricity Low: \$200 |
| Gas High: \$109 | Gas Low: \$24 |
| Water High: none (well water) | Water Low: none (well) |
| Trash: \$60/month | |

Schools

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| Elementary: Bentley Elementary School |
| Middle/Junior High: Wertheimer Middle School/Briscoe Junior High School |
| High School: Foster High School |

Recent Upgrades/Updates:

In late 2017 we remodeled the entire first level of the home with the latest high-end designer finishes, including a brand new gourmet kitchen with custom cabinets and a custom cabinet faced refrigerator, modern bathrooms with hand laid mosaic tile, designer wallpaper and more. We replaced all of the exterior doors on the first level of the main home and the barn-dominium with custom contemporary iron and glass French doors. We also refinished the staircase and all of the hardwood floors on the second level. We installed new modern ceiling fans, custom counter tops and high-end fixtures.

We replaced the floor in the barn-dominium with modern looking stained concrete, and renovated the kitchen and bathroom, adding new appliances and a new hvac system as well.

In 2020 we had the garage floor epoxied, had the back patio paver stones re-leveled and re-aligned, and we had all of the stamped concrete and concrete paths leveled and newly stained.

What have you loved about your home?

We have enjoyed living on our private, peaceful country property for many reasons. When you are here, you feel like you are away from the rest of the world. You can't hear any traffic or sirens and you don't have the light pollution of city living, allowing you to see more stars at night.

We have enjoyed years of family get-togethers, backyard barbeques, pool parties, Easter-egg hunts, backyard fireworks on the 4th of July, backyard camp-outs under the stars, listening to the frogs and watching the fireflies in the evening. We have enjoyed raising cattle and collecting the chicken eggs with our children and grandchildren.

The slow pace of country life blended with the serenity of being surrounded by the swaying Spanish moss that drapes the century old pecan trees and all that nature has to offer here has made this property a remarkable, and truly wonderful place to live.