

List of Upgrades & Special Features

2111 Summerland Drive, Richmond, TX

Page 1

- Huge PREMIUM Lot **21,418** SF on Golf Course
 - Overlooking Two (2) Fairways
- GENERAC 20KW Natural Gas Full-House Backup Generator
- Roof replaced 2019
- Radiant Barrier throughout Attic
- Upstairs HVAC replaced September 2018
- Beautiful Three (3) Tier Water Fountain in Front Yard
- Extra Wide Circular Drive with Patterned Concrete
- Motorized Wrought Iron Driveway Gate with Remote Control
- Impressive Double Door Entry with Leaded Glass
- Double Pane Windows throughout
- Custom Framed Arched Windows
- Large Picture Glass Windows overlooking Pool
- Extensive Crown Molding throughout
- Hand Scraped 1/2" Engineered Wood
- Large Upstairs 2nd Primary Bedroom with:
 - Private Balcony with Gutter and the most Amazing View!
 - Coffered Ceilings
 - Laminate Wood Flooring
 - could also be used as Game Room, Office or Flex Room
- Three (3) Gas Fireplaces in:
 - Family Room, Living Room & Primary Bedroom with Remote
- Large Kitchen with:
 - Island with Gas Cooktop & Grill
 - Granite Countertops
 - Work Station
 - Built Ins
 - Warming Oven
 - Coffee Bar



"Sellin' with Ellen!"

Ellen Burton

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- Sparkling Swimming Pool with:
 - Rock Waterfall
 - Extra Large Spa
 - 400,000 btu Heater for quick warm up
 - Polaris 280 Pool Cleaner
 - Pool Pump & Motor Combo
- Sprinkler System with 10 Zones
- Extensive Professional Landscaping in Front & Back
- Pool Re-Plastered March 2018
- Backyard Patio Re-Surfaced with Patterned Concrete March 2018
- Large Gazebo with Edison Bulb Lighting
- Deck for Gazebo built February 2018
- "Room with a View" Glass Solarium with AC & Heat
- Three (3) Sets of French Doors leading to Patio & Pool
- Large Paneled Study/Office has large Closet
 - could be used as a 5th Bedroom
- Two (2) Huge Walk-In Attics - mostly floored; one with large window
 - great potential to be turned into additional Bedroom or Flex Room
- Air Conditioned Work Shop in Garage
- Reverse Osmosis Water Purifier
- Wine Closet holds 150+ bottles
- Valuables Safe embedded in concrete slab
- Upgraded Modern Walk-In Shower in Secondary Downstairs Bathroom
- 18" Tile Floors
- Beautiful Circular Tray Ceilings in Dining Room & Primary Bedroom
- Extensive use of Plantation Shutters throughout
- Hi Fi Speakers in Ceiling with Amplifiers
- So Many Beautiful Built Ins!



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Located in highly sought after **Estate Section of Pecan Grove**

- Known for spectacular Christmas Lights & Decorations
 - Walking distance to Pecan Grove Country Club
 - Quiet tree-lined street
 - Serene park-like setting out the front door
 - Convenient location
 - Easy access to Hwy 90 & Grand Parkway (99)
 - Close to Shopping, Restaurants, Entertainment
-
- Pecan Grove MUD protected by levee
 - This home has NEVER flooded
 - This home suffered no broken pipes during the big freeze
 - Lovingly maintained by original homeowners
-
- Pecan Grove MUD tax and water rates compare favorably with surrounding neighborhoods according to information at their web site:

<https://www.pecangrovemud.com/area-tax-and-water-rates>

- Zoned to excellent FBISD Schools
 - Pecan Grove Elementary School
 - Bowie Middle School
 - Travis High School



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