

**Property Features List**  
**2031 Shadow Lane**  
**Richmond, TX 77406**

**Exterior**

- Non-Restricted Acreage Property
- 21 Pecan Trees
- Gated Driveway Entrance
- 4 Separately Fenced Pasture Areas
- 5-Car Garage with Workshop Area (Optional Horse Stable in Last Garage Bay)
- 220 Power in Garage
- 500 Gallon Propane Tank
- Three Separate Bay Kennel/Stable Barn Complete with HVAC System & TVs
- Large Outside Dog Kennel with Concrete Flooring
- Mosquito Misting System
- New Roof
- Full Gutters Around House & Garage
- Double Pane Windows
- HVAC System < 6 Years Old?
- New Water Softener with Carbon Filter & 50 Micron Filter (Under Warranty)
- Large Concrete Backyard Patio
- Breezeway to Detached Garage
- Fresh Paint
- Fresh Landscaping

**Interior**

- Three Bedrooms, 2-1/2 Bath One-Story
- Fresh Paint
- Heated & Cooled Front Sunroom with Tile Flooring
- All Hard Surface Flooring Throughout
- Floor to Ceiling Brick Wood Burning Fireplace with Raised Hearth in Family Room
- Large Cedar Closet
- Large Laundry/Mud Room Features Sink & Cabinets
- On-Demand Hot Water Heater
- Kitchen Features Granite Counters, Lighted Glass Cabinets, Glass Backsplash, New Cooktop, New Dishwasher, Double Ovens, Microwave
- Office/Study Features Built-in Desk & Bookcases, Granite Counter, Lots of Windows for Natural Light & Beautiful Views of Property
- Primary Bedroom Features Lots of Windows for Natural Light, Walk-in Closet, En-suite Bath Features Double Sinks & Large Shower with Multiple Shower Spray System
- All New Door Hardware