

Feature Sheet

16838 Whighams Place
Richmond, TX 77407

Features:

- \$1000 – Reverse Osmosis Filtration System in Kitchen (2019)
- \$600 – 2 Ceiling Fans added to Patio (2021)
- \$300 – Ceiling Fan in Primary Bedroom (2021)
- Extended Covered Patio (2013)
- Light Switches/Light Control (Partially upgraded throughout the home) (2013)
- Open Floor Concept
- SS Appliances, Gas Range
- Breakfast Bar
- Granite Counters
- Formal Dining
- Study w/French Doors
- High Ceilings
- Laundry/Mud Room
- Spa-feel en-Suite Bath in Primary Suite: Soaking Tub, Glass Enclosed Shower
- Warm Palette
- Spacious Yard
- Media Room, Game Room, Study
- Walking Distance of Madden Elementary
- Zoned to Award Winning Fort Bend ISD
- Average Monthly Water Cost: \$96
- Average Monthly Gas Cost: \$38
- Average Monthly Electric Cost: \$118

About the Community:

NESTLED IN SOUTHEAST RICHMOND, TEXAS, VERY CLOSE TO SUGAR LAND! LOCATION, LOCATION, LOCATION!!! ALIANA SUBDIVISION SITS BETWEEN HIGHWAY 99 /GRAND PARKWAY, ... AND FM 1464 WITH EZ ACCESS TO 90A. IT IS A SHORT DRIVE AWAY FROM THE POPULAR FIRST COLONY MALL AND SUGARLAND TOWN CENTER, ALSO CLOSE TO CONSTELLATION FIELD HOME OF THE SKEETERS MINOR LEAGUE BASEBALL TEAM. ALSO CLOSE BY IS BLACKHAWK GOLF COURSE AND COUNTRY CLUB WITH RESORT STYLE AMENITIES. KROGER GROCERY STORE IS A FEW MINUTES DRIVE AND A NEW HEB EVEN CLOSER IS CURRENTLY UNDER CONSTRUCTION!! EZ EXITS FROM THE NEIGHBORHOOD PROVIDE QUICK ACCESS TO DOWNTOWN HOUSTON, THE MEDICAL CENTER AND HOUSTON AIRPORTS. LOCATED IN THIS COMMUNITY IS A GORGEOUS CLUB HOUSE, COMMUNITY POOL, TENNIS COURTS, FITNESS CENTER, WALKING TRAILS AND MUCH MORE!!