

Feature Sheet

11802 Kirkshaw Drive
Richmond, TX 77407

Features:

- \$92,000 – Heated Pool and Spa (with full smart home automation) and Extended Deck (October 2019)
- \$6,000 – Epoxy Flooring in All Garages (August 2019)
- \$5,000 – Tile Floor in Primary Bedroom & Secondary Bedroom on 1st Floor (June 2021)
- \$4,500 – Installation of Independent Drainage, French Drains, and Converted Existing Drainage to PVC (July 2021)
- \$4,000 – Pathway (Pavers and Pebble Rock) (July 2021)
- \$3,800 – All Around Exterior Home Lighting (Recessed LED Lights & Home Automated) (June 2020)
- \$3,000 – Fully Automated Irrigation Systems (Home Automated Integration) (October 2019)
- \$1,200 – Outdoor Floodlights (2, Smart Home Automated) (June 2020)
- \$700 – Interior Home Lights Automation (Front Porch, Patio, Primary Bedroom, Media Room, Family Room) (June 2020)
- \$300 – Interior Home Fan Automation (Media Room, Family Room, Primary Bedroom) (June 2020)
- Foyer Entry, Wood and Iron Accents on Staircase
- High Ceilings, Crown Molding, Recessed Lighting
- Gourmet Kitchen featuring SS Appliances, Stone Backsplash, Granite Counters
- Butler's Pantry
- Media Room, Game Room, Study
- Average Monthly Water Cost: \$100 (Includes Sewer and Trash)
- Average Monthly Gas Cost: \$30
- Average Monthly Electric Cost: \$110/Winter, \$200/Summer

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!!