

# Special Features

8922 CORBRIDGE DRIVE  
RICHMOND, TEXAS 77469

## PROPERTY HIGHLIGHTS

New Roof | Late 2019 - Upgraded 30 Year Non-Prorated Wind & Mold Resistant Timberline Shingles. Installed by certified contractor and nailed by hand with required allied products (required to guarantee 30 year, transferable warranty).

Recently Refreshed A/C

Radiant Attic Barrier | Radiant barrier on roof decking with Hardi-Plank soffit vents and ridge vents.

Upgraded Flooring | Entire flooring throughout upgraded to natural travertine stone tile.

High Ceilings Throughout | All ceilings are at least 10 feet high, with most being higher.

Dual-Pane Windows: Dual-Pane, Argon Filled Windows with Custom Plantation Shutters.

## FORMAL ENTRY + COVERED ENTRY

Decorative Coffered Ceiling with Designer Chandelier  
Dramatic High Ceilings  
Wood and Glass Double Entry Doors  
Extended, Brick Covered Porch Entry with Arches

## CUSTOM-BUILT STUDY

Double Doors lead you into the Stately Study  
Private Location off the Front Entry  
Custom Paneling & Built-In Book Shelves with Matching  
Plantation Shutters  
Engineered Wood Floors

## FORMAL DINING ROOM

Conveniently located off of the Butler's Pantry and Kitchen  
High Coffered Ceilings and Dimmable Lighting  
Plantation Shutters Throughout

## LIVING ROOM

Wall of Windows with Plantation Shutters.  
Kent Moore Wood & Glass-Front Built-In Entertainment Center.  
Prewired for Dolby 5.1 with 4 Built-In Bose Speakers.  
Gas Stone Fireplace completes the room.  
Opens to the Kitchen and Breakfast Room.

## GOURMET ISLAND KITCHEN

Granite Countertops and Tumbled Stone Backsplash with  
Custom Mosaic Inlay including an Extended Breakfast Bar.  
Kent Moore Custom Solid Wood Cabinetry.  
Stainless Steel GE Profile Appliances featuring Double Oven,  
Gas Range Cooktop, Built-In Microwave and Dishwasher.  
Oversized Walk-In Pantry.

## OWNER'S RETREAT

Oversized Owner's Suite Accessed by a Private, Wide Hallway  
with Double Door Entry.  
Coffered Ceilings and Plantation Shutters.  
Built-Ins with Entertainment Nook.  
Wired for Dolby Sound.  
Dedicated A/C unit and Thermostat.

## ELEGANT SPA-LIKE BATH

Granite Double Vanity with Abundant Counter/Cabinet Space  
Separate Vanity Area.  
Corner Jacuzzi Garden Tub for Relaxing  
Oversized Walk-In Natural Stone Shower with Bench Seating.  
Two Huge Closets with Extensive Built-Ins.  
Travertine Flooring.

LISTING PRESENTED BY:  
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## SECONDARY BEDROOMS

Travertine Flooring & High Ceilings  
Plantation Shutters  
Walk-In Closets  
Neutral Paint & Beautifully Updated Bathrooms.

## MOVIE-READY HOME THEATRE

Oversized Downstairs Home Theatre for Entertaining.  
Prewired for Dolby 7.1 Speaker System & Projection TV.  
Raised Seating for Movie Theater Configuration.  
Fresh Paint & Carpet.

## BUTLER'S PANTRY

Great for Entertaining Guests and Family!  
Granite Countertops.  
Glass-Front Cabinets  
Tile Backsplash

## BEVERAGE BAR

Great for Entertaining Guests and Family!  
Granite Countertops.  
Built-In Wine or Beverage Rack  
Tile Backsplash

## EXPANSIVE COVERED PATIO WITH SUMMER KITCHEN

Oversized Covered Tiled Patio  
Built-In Summer Kitchen featuring Granite Countertops, Natural  
Gas Stainless Steel Piped Grill with Top End 4 Burner.  
Hunter Remote-Controlled Fan.

## THREE CAR GARAGE

Epoxy Painted Flooring.  
Walls finished with Peg Board.  
Wide Driveway to Accomodate Many Cars.  
Circular Driveway.

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## SECONDARY BATHROOMS

Beautifully Updated Secondary Baths.  
New Cabinets.  
Granite Countertops.  
Stunning Walk-In Shower with Natural Stone Mosaic Tile Floor.  
New Fixtures Throughout.

## PRIVATE 31,680 SQ FT ESTATE WITH NO BACK NEIGHBORS

Enormous Backyard Paradise Ready to Make it your Own!  
Commercial Grade Steel Fence.  
NO Back Neighbors for Privacy.

## OTHER FEATURES:

Added solar powered roof vent fan to garage.  
Full gutters with all aluminum gutters and downspouts.  
Paint: exterior and trim all painted. Media room painted.  
Laundry Room: Second upper bank of cabinets added above  
sink.  
Ceiling fans in all bedrooms and family room.

New Roof is 2 Yrs Old  
Recent A/C's  
Dual Pane Windows with Custom Plantation Shutters  
High Ceilings Throughout  
Travertine Stone Flooring Throughout  
Covered Porch Entry  
High-End Finishes Throughout.

