

# Feature Sheet

20530 Black Spur Court  
Richmond, Tx 77406

## Features:

- Professional landscaping with mature trees, colorful shrubs, and vibrant flowers
- 72" ceiling fan in covered patio (Outdoor TV conveys)
- Patio fire pit & outdoor kitchen
- Outdoor kitchen has granite counters
- Outdoor kitchen is cinder block construction w/custom stone work
- Outdoor grill is AOG gas grill
- Firepit is gas powered
- Oversized covered patio wired for speakers & security cameras
- Security system w/motion sensors & a back door "glass break" sensor
- Bubbly fountain & bench under the portico
- House is "dual zoned" for HVAC and hot water
- Soaring light-filled 2-story foyer
- Open concept w/soaring 10-foot ceilings w/ recessed lighting
- Study/office to the right of the foyer
- Living area has a stone floor-to-ceiling wall w/hearth encase gas fireplace
- Living room also has a TV niche, storage and shelves
- Beautiful staircase w/spiral wrought iron rails
- Art niche going up the staircase
- Kitchen has 42" custom cabinets
- Trash bin pullout in the kitchen
- Pull-out shelving in the lowers
- Butler's pantry & spacious walk-in pantry
- Large & spacious kitchen island with beautiful granite & extra seating
- 4- burner Gas cook top
- SS wall oven/microwave combination
- Wall of windows in breakfast area/living room for natural light
- Primary bedroom has a bay window w/sitting area
- Primary bathroom boasts a walk-in shower & spa w/body sprays
- Primary bathroom has an oversized jetted soaking tub & wired for in-ceiling
- Separate vanities w/granite counters, huge closet w/shelving & hidden area behind
- Three bedrooms upstairs w/ceiling fans & custom-built closets
- Full bathroom & Jack n Jill bathroom upstairs
- Family room is wired for in-ceiling 5 speaker surround sound
- Media room w/speakers, subwoofer & center speaker stay in the home
- 3-car garage & on premium corner lot
- House is wired for broadband cable, and AT & T fiber
- Energy saving home (See listing for full details)