

634 Royal Lakes Boulevard
Richmond, TX 77469
Home Improvements

Removed 2 small kitchen islands & installed 1 large kitchen island with cherry wood butcher block top; installed new cabinetry and drawers underneath island in 2016

Installed plantation shutters on every window; lifetime warranty in 2016

Closed entry way opening to previous formal living room; removed shelving in main living area to create opening; installed French doors and a barn door to create tv / family room off the main living area and hallway in 2017.

Installed new cabinet & drawer faces in guest / Jack & Jill bathroom in 2017

Installed new pendant lighting in living and dining areas in 2017

Installed new dishwasher with stainless steel tub in 2017

Installed fire pit seating area and landscaping / retaining wall in 2018

Renovated pool; new coping, tile and pebble pool surface coating; added additional decking for chaise lounge chairs in 2019

Removed wall separating laundry room and rear full bath to make bathroom accessible to main house versus having to go outside to get to bathroom; installed new cabinetry and granite work surface over washer and dryer in laundry room; tiled laundry room and bathroom; installed drying rack and built in ironing board in 2019

Remodeled master bath; installed new vanity, sinks, countertop, hardware and storage cabinetry; added tile flooring in vanity area in 2019

Removed small kitchen desk; added cabinetry with new built in microwave / convection oven 2019

Installed overhead storage racks in garage in 2020

Painted interior of home in 2020

Installed new night light outlets inside home in 2020

Closed entry way opening to previous formal dining room; created new bedroom / study; built closet area using space from garage; installed pocket door for access to ½ bath located off of entry way hall in 2021

Installed new hardware on all doors; new deadbolts and locks; front door keyless entry in 2021

Installed new LED can lights throughout inside and outside the home in 2021

Installed new external lighting on front and back of home in 2021

Installed new roof and upgraded gutter system in 2021

Painted exterior of home in 2021

Installed new flashing on external doors in 2022

20KW Generac Whole House Generator

Amazing single story 3500+ square foot custom home on 3/4 acre corner lot with woods behind home.

Open floor plan with spacious living, dining and kitchen area, 4 large bedrooms including primary with seating area, plus study / 5th bedroom and 3.5 bathrooms.

ADA compliant / fully handicap accessible. 3 foot wide doorways, 12 foot ceilings, large crown molding, hardwood floors, ceiling fans, plantation shutters and full masonry fireplace with natural gas starter, wood storage and shelves.

Exceptional kitchen with 6 burner Viking gas range, other stainless steel appliances, granite counter tops, center island with pendant lighting, wine rack, storage, seating & butcher block top and walk in pantry.

Large laundry room with front loading washer & dryer, storage cabinetry and shelving, granite counter top folding area, drying rack and built in ironing board.

Double hung, double paned windows throughout, tankless water heater and 2 electric AC with 2 natural gas heating units, plus full house 20kw natural gas backup Generac generator.

Brick and stone exterior with beautiful covered front entrance and entertainment areas in the back. New roof, exterior paint & lighting.

Oversized, attached 3 car garage with overhead storage, plus additional golf cart / lawn mower garage on the back of home.

Front landscaping includes firepit and flagstone seating area.

Rear landscaping includes 18-foot x 31-foot gunite, rectangular pool with travertine coping, upgraded tile, two jet fountains, LED lighting and extended decking / lounge area. Fenced backyard and natural gas hookup for grill.