

**8810 Royal Crest Lane Richmond, TX 77469**

**\*\*\*ALL per Seller**

House stereo system speakers LR and patio Speaker connections in Library and master  
House stereo controller to remain in home

3 car garage, extra wide and deep, golf cart electrical outlet, built-in tool bench & pegboard

Texas basement above garage-heated/cooled, access from theatre room

Heated saltwater pool 2009. 22,000 gallons

Pool heater "estimated" 2019

Saltwater generator 2021

Booster pump for cleaner "estimated" 2016

Water softener with extra tank filter for iron and manganese removal

Recent roof 2019-30 yr. architectural shingles with mold/algae repellent

Recent oversized gutters 2019

Exterior paint 2019

Interior paint 2022

Interior garage paint 2022

Living room fireplace tile 2022

Water heater 50 gal. 2017

HVAC 2015 Trane (upstairs) and 2019 Lennox (downstairs)

Exterior House Wash, driveway, walks, and patio fall 2021