

WELCOME HOME!

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Just the Facts

- ⇒ Subdivision
 - Pecan Grove Plantation
 - 1711 Mayweather Lane
 - Richmond, TX 77406
- ⇒ 3 or 4 bedroom, 2 1/2 bath
- ⇒ 3,198 square foot
- ⇒ 2 car garage
- ⇒ Golf Course home
- ⇒ Fort Bend ISD
 - Pecan Grove Elementary School
 - James Bowie Middle School
 - William B. Travis High School
- ⇒ Built in 1983
- ⇒ Recently updated
- ⇒ 2 story
- ⇒ Offered at \$432,500



3-4



2.5



2





FANTASTIC GOLF COURSE HOME! This home is stunning! The 2 story view to the golf course is sure to take your breath away. Add to that the 2 story brick fireplace and you'll long for those cool Texas winter evenings. The kitchen has been completely renovated - granite countertops, breakfast bar, stainless steel appliances, coffee bar area, travertine tile, feature wall, pendant lighting and so much more. The downstairs primary bedroom is spacious with hardwood floors. The primary bath has been updated. Upstairs you will find a game room/loft overlooking the golf course. Two secondary bedrooms and a full bathroom complete the upstairs layout. Pecan Grove is a highly sought after golf course community, award winning FBISD schools, low HOA and low taxes. The proximity to major highways, shopping, restaurants, and entertainment continue to make Pecan Grove a great neighborhood to live in.



Property Pictures



FEATURES AND UPGRADES

1711 Mayweather Lane
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JLA Realty

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- ◆ Installation of solar custom fit screens on windows on back of home
- ◆ Astroturf installed in atrium area to create a quiet sitting area
- ◆ New cooktop stove in 2019
- ◆ Beautiful custom accent wall in dining area
- ◆ New kitchen faucet and garbage disposal in 2019
- ◆ Soring 16ft family room ceiling with full view windows to golf course
- ◆ Two story fireplace for those cool Texas winter evenings
- ◆ Wet bar overlooking golf course
- ◆ Fully updated kitchen including granite countertops and stainless steel appliances
- ◆ Ample cabinets and large pantry for all your storage needs
- ◆ Coffee bar or study area in kitchen
- ◆ Updated Travertine tile and hardwood floors throughout home
- ◆ Spacious primary bedroom with French doors to patio
- ◆ Beautifully updated primary bath with large wall tiles and seamless shower doors
- ◆ Spacious secondary bedrooms with walk in closets
- ◆ Huge game room/loft for entertaining guests
- ◆ Home office off of entry way with French doors. Could be a 4th bedroom.
- ◆ Updated remote control fans
- ◆ Lifetime foundation warranty from Olshan Foundation for 11 piers
- ◆ New roof in 2016

NEIGHBORHOOD AMENITIES

- ◆ Award winning Fort Bend ISD schools
- ◆ Golf Course Community (golf course is not included in the HOA dues)
- ◆ Neighborhood park
- ◆ Close to dining, shopping, and entertainment
- ◆ Excellent location to major freeways including Grand Parkway and Highway 90A
- ◆ Low HOA Dues at \$210 annually
- ◆ Low property taxes at 2.33
- ◆ Fun and friendly neighborhood
- ◆ Community events - Christmas lights, July 4th fireworks celebration, fun runs, etc
- ◆ And much, much more!