

# Feature Sheet

20859 Brighton Valley Lane  
Richmond, Tx 77407

## Features:

- Custom 3/2 Drees home
- Engineered wood floors in hallway and every room except mudroom, bathrooms, and utility room.
- Ceramic Tile in primary bathroom, primary closet, and utility room
- French double doors in study/office
- Recent back patio with concrete, gas firepit and pergola
- Study with French doors
- Mudroom with custom bench and storage
- Utility room expansion
- Utility room cabinet expansion
- Upgrade in lighting: kitchen pendant, primary bath, study, and entry hallway chandelier
- Spacious flex room
- Wall of windows in family room and dining
- SS appliances Whirlpool appliances (Double ovens, one-convention)
- Whirlpool 5-burner gas cook top and overhead vent
- Under cabinet lighting in kitchen
- Island and kitchen with Silestone white quartz countertop
- Benedettini custom furniture style cabinets in kitchen
- Benedettini custom furniture style cabinets in primary bathroom
- Kitchen subway backsplash tile
- Pot/pan drawers
- Walk-in pantry
- Polished chrome pulls and knobs on built-in cabinet drawers and doors
- Marble counter tops in Primary bathroom
- Primary Bathroom has custom mirrors
- Solar screens in family room, dining, and kitchen dining
- Soaking tub in primary bathroom
- Separate walk-in shower with sitting area and mosaic accents in tile
- Custom huge walk-in closet
- Custom built in dresser w/shelving, 2 shoebox storage units and 2 upper sections of shelving with hydraulic rod
- Rear/side gutters with oversize downspouts
- Aqua systems Gen II Citywater Softener & Water Filter system
- Glass break detectors in primary bedroom and bathroom
- Extra smoke detector outside primary bedroom
- 2 Security system key fobs
- Rheem tankless hot water heater
- Upgrade of rebar in driveway
- Dining room open to kitchen and family room
- Front/back patio 2MP 1080p color day/night camera system with 1TB DVR storage
- Two Klipsch 6.5" ceiling speakers in family room and back patio
- Lush landscaping in the front/backyard with sprinklers
- 3-car garage w/tandem