

2710 Hinkles Ferry, Richmond, TX 77406

Home Features and Upgrades

- Three Lennox iComfort 2 tier HVAC systems maintained and on maintenance contract With Abacus HVAC. Maintenance contract is transferrable. All systems have:
 - Aprilaire 210 filters
 - Reme-Halo UV filtration systems
- Exterior of house professionally painted in 2018
- 22 KW Generac Generator
 - Professionally installed by Generator Supercenter
 - Always on 24/7 continuously monitored maintenance with Generator Supercenter.
 - Maintenance contract is transferrable
- Wrought iron fence and gate along front (both sides) and side yard replaced in 2018
- Sprinkler system completely serviced with repairs in June 2022
- Carpet and pad in Master Bedroom and Den replaced in 2020
- Garbage disposal replaced in 2022
- Microwave replaced in 2022
- Fireplace professionally cleaned, serviced and automatic starter replaced in 2022
- Windows replaced in 2020 included:
 - 6 double pane windows in Family Room
 - 1 Upstairs and Laundry Room double Payne windows replaced
- Windows and Doors replaced approximately 2013
 - Den windows replaced with double Payne windows
 - Family Room French doors replaced
- Stained wood 4" shutter on all windows in Family Room, Kitchen and Master bedroom windows and doors. Painted wood 2" shutter in Master Bath and Laundry room
- Roof replaced approximately 2013 with 25-year 3M shingles
- This home experienced NO flooding!