



*Gunn Construction – Architect L. Barry Davidson – Built 2005
7,623 Square feet – 2-acre lot – 4 Bedrooms with Ensuite Bathrooms*

Exterior

- Slate roof
- Pier and beam foundation
- Copper downspouts and rain guards
- Custom entry doors with safety glass
- Gas sconces on front porch
- Flagstone walkways
- Mosquito spaying system
- French drains
- Full sprinkler system – on well water
- Full house generator
- One car detached garage
- One playhouse with electricity
- Satellite dish near primary bedroom
- Ceiling fans and lights on both porches

Interior

- Old Heart Pine flooring throughout
- Plantation shutters
- Custom Knotty Adler interior doors
- Ample storage throughout
- All closets have automated lighting
- Can lighting throughout
- Five zone heating and cooling
- Three hot water heaters
- Two dehumidifiers
- Two water softener systems
- Fire/Smoke alarms throughout
- Two stairways with photocell step lights
- Wired for sound with speakers throughout



BECKY LOWE

6630 Richardson Road

Home Features



Family Room

17 x 23

- Floor to ceiling stone fireplace with cast stone surround and Heart Pine mantel
- Vaulted ceiling with custom wooden trusses
- Dual ceiling fans
- Wood shutters on south wall second floor openings
- Low voltage lighting to accent moldings and can lights
- Custom Old Pine cabinets and shelving
- Two custom Mahogany French doors lead to back patio

Breakfast Room

13x14

- Custom Maple wood cabinets and shelving
- Iron chandelier
- Sconce lighting
- Mahogany French doors lead to back patio
- Storage closet nearby was originally planned for future elevator

Kitchen

15x23

- Brushed Slate countertops
- Double ovens
- Gas cook top with pot filler
- Custom exhaust hood
- Under cabinet lighting
- Lighted display cabinets
- Two dishwashers
- Two warming drawers
- Built in paneled refrigerator and freezer
- Farmhouse sink
- Butcher Block center island with sink
- Built in microwave
- Built in ice maker



Pantry

6x11

- Pocket door access
- Custom cabinet and drawer storage with adjustable shelves
- Additional under stair storage closet inside pantry

Butler's Pantry

6x10

- Brushed Slate counters
- Lighted display cabinets
- Under counter lighting
- Two floor to ceiling storage closets with adjustable shelving

Formal Dining Room

15x19

- Custom Mahogany French doors with access to front porch
- Chandelier and sconce lighting
- Wainscoting
- Custom wooden trusses

Half Bath

10x13

- Located off the kitchen and formal dining room
- Custom storage vanity with limestone countertop
- Custom cabinet storage
- Sconce lighting

Utility / Mud Room

6x7

- Located off the side entry and garage
- Slate tile flooring
- Soapstone counters
- Utility sink
- Custom bathroom with walk in shower
- Washer and dryer included
- Storage closet with shelving
- Custom upholstered seating bench



Workshop

8x10

- Custom 2x6 "Center Match" wood floors
- Peg board organization
- Storage cabinets and drawers with adjustable shelving
- Built in desk
- Under counter lighting
- Access door to garage

Office #1 / Library

15x19

- Old wood pine custom lighted cabinets with adjustable shelving
- Mahogany French door access to front porch
- Custom scone lighting
- Built in desk with task lighting
- Custom wooden trusses

Office #2 / Craft Room

13x19

- Slate tile flooring
- Cabinet and drawer storage with adjustable shelving
- Under cabinet task lighting
- Glass topped counters
- Tilt top drafting table
- Bulletin boards
- Magnetic backsplash

Primary Bedroom

14x19

- Private hall entrance with storage closet and two lighted display shelves
- Additional entrance off offices and ensuite bath
- Adjustable scone lighting
- Mahogany access door to back porch



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Home Features



Primary Bathroom

9x15

- Slate tile flooring
- Dual sinks
- Linen and medicine cabinets
- Slate countertops
- Linen and medicine cabinets
- Custom etched tempered glass doors
- Jetted soaking tub
- Rainfall walk-in shower

His / Her Closets

- His Closet 6x10
- Her Closet 10x10
- Custom organization system with adjustable shelves and rods
- Slate tile flooring
- His closet has a wall safe
- Her closet has a moveable island with slate counters

Utility Room #2

6x10

- Slate tile flooring
- Soapstone counters
- Utility sink
- Floor to ceiling storage cabinets
- Built in ironing board
- Laundry chute
- Washer and dryer included



SECOND FLOOR

Gameroom	10x19
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- Located off the 2nd and 3rd bedroom
- Storage closet in gameroom originally built to house a future elevator

Reading Nooks	5x6
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- Custom Maple window seats with storage
- Additional built in lamp lighting
- Cedar storage closet

Bedroom #2	12x15
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- Located off Gameroom and side entrance stairwell
- Adjustable sconce lighting
- Attached 5x11 ensuite bathroom
- Dual sinks
- Walk in shower
- Limestone counters
- Linen and medicine cabinets
- Walk in closet

Bedroom #3	12x15
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- Custom sconce lighting for two sets of bunkbeds
- Walk in closet with storage system
- Attached ensuite 7x10 bathroom
- Lighted glass counter
- Storage seating bench
- Tub/shower combo
- Sea turtle accents



Bedroom #4

13x15

- Custom entry with storage shelves and laundry chute
- Adjustable sconce lighting
- Locking attic access door
- Attached ensuite 6x10 Jack and Jill bathroom
- Dual vanities
- Tub/shower combo
- Linen cabinet
- Walk in closet

Extra Room / Bedroom #5

12x12

- Complete floor to ceiling adjustable shelving on every wall
- Optional fifth bedroom if you choose to remove shelving
- Walk in closet
- Attached Jack and Jill bathroom

Attic

19x85

- Walk up steps for easy access

3 Car Attached Garage

24x32

- Three insulated steel doors with automatic openers
- Peg board organization
- Utility sink
- Storage cabinets
- Epoxy flooring
- Access doors to utility/mudroom, workshop, and backyard
- Pull down step attic access

1 Car Detached Garage

13x19

- Located next to the entry gate
- Wired with lights
- Automatic garage door opener



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Home Features



1. Property located in and serviced by Cy-Champ PUD. Water and sanitary sewer service.
 - Water meter located outside the sliding gate on north side of Barrington Garden Street by the curb.
 - Sewer service connected to sewer line under Barrington Garden. Connection runs under the sliding gate.
2. Irrigation water is supplied by 4-inch diameter well located west of the main house. Above ground pressure tank at well is behind bushes. Well depth is about 180 feet. Submerged well pump is electrically run on its own dedicated circuit.
 - Irrigation system is separate from home except for the hose bibs which are supplied by well water.
 - There is an emergency interconnect valve between the well and house system which is kept closed.
3. Grounds irrigation is controlled by system mounted on garage wall. 100% of the grounds are covered.
4. Ground drainage is through a series of interconnected drains located throughout the property. This includes gutter downspouts. Property does not drain to neighbors.
 - Collected water runs to storm water pop under Barrington Garden. Line runs under the sliding gate.
 - There is a separate drain line along the east side of the property that runs directly to a ditch along Richardson Road. This was installed before the home was constructed.
5. Property taxes assessed by; Cy-Champ PUD, Harris County and Cypress-Fairbanks ISD. Amounts paid for year 2021:
 - Cy-Champ PUD: \$4,181.63
 - Harris County: \$9,873.95 – we were not able to claim any of the Homestead Exemption, as we do not live on the property.
 - Cypress-Fairbanks ISD: \$16,000.11
6. Helpful Providers:
 - Gunn Construction: built the home and provides a follow up maintenance service. The company has looked after the home since the Wards moved. A very professional and top-quality company, they build high-end homes throughout Houston and surrounding areas. David Gunn is owner of company. Bob Meadows is the person currently making house visits and inspections, his contact number is 713-526-9494.
 - Colorful Environments: designed and installed all landscaping, irrigation, and drainage systems. Very competent and responds well to calls for assistance. They provide a monthly service, including lawn mowing for the grounds. Brian Williams is the owner, his contact number is 281-370-4769.



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Home Features



- Davey Tree Expert Company: preform tree work and spraying. Very professional and competent. Wyatt Bilby and Curt Smith, their contact number is 713-913-8733.
- Texas Water Team: installed and service the water softener. Deliver and fill unit with salt and inspect the unit which located in the garage. Very dependable service, contact number is 281-213-8904.
- Trash service can be arranged through Texas Pride who provides service to Barrington Woods Subdivision. Contracted and paid directly with Texas Pride as property is not part of subdivision. Containers placed outside of sliding gate. Service is not active, contact number is 281-342-8176.
- Mail delivery is made to a post mounted box on Richardson Road. The home has two addresses for the property. The original address is 6630 Richardson Road – at time of construction an easement existed for ingress and egress to the property from Richardson Road and was planned to be the entrance for the property. Two homes now block this easement, so the entrance is still at 6600 Barrington Garden, the sliding gate entrance and exit. It is conceivable that a mailbox could be placed by the gated entrance, if permission was granted, for postal delivery services. The Wards never pursued this option.