

Seller's List of Upgrades & Special Features

20522 Delta Lake Drive, Richmond, TX 77406

- Darling single story home – 4 bedrooms, 3 1/2 baths
- Home Office / Study with French Doors
- Plantation Wood Shutters
- Living Room wired for Surround Sound
- Back Yard Oasis with Added Patio, Pergola & Outdoor Fans
- Professional Landscaping with Stoned perimeter
- Rachio outside irrigation system – controlled online
 - Re-routed for better coverage
- Tankless Water Heater
- Generac Generator – 2017
- Roof Replaced
- Gorgeous Hard Wood Flooring
- Large Island Kitchen with Breakfast Bar – additional Seating
- Large Breakfast Room
- Under Cabinet Lighting & Plenty of Storage
- Upgraded all fans – no remote is necessary
- Custom Entry and Dining Room Chandeliers
- Interior and Exterior painted 2021
- Entire HVAC System replaced with progressive Carrier brand
- Primary Bathroom with unique "Steam" Shower & Large Tub
- Extended Garage with hanging storage
- Updated Laundry Room
- Converted Jack & Jill bathtub to shower
- EXCELLENT LOCATION! – close to shopping & fine dining
- Easy access to Hwy 99, Hwy 90, Hwy 59, Westpark Tollway
- Low Tax Rate – 2.37%
- Zoned to Excellent Fort Bend ISD Schools
 - Travis High School
 - Bowie Middle School
 - Pecan Grove Elementary School



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