

Seller's List of Upgrades & Special Features

1623 Fair Oaks Lane, Richmond, TX 77406

- GENERAC Generator 24kW AC (installed 7/2021)
- Swimming Pool Equipment (replaced 8/2023)
- Sun Room – Flex Room can be used as:
 - Home Office
 - Hobby Room – Arts & Crafts
 - Exercise Room
 - Sitting Room
- New Gutters on House & Garage
- Sprinkler System
- Beautiful Back Yard Oasis with Swimming Pool
- Solar Attic Fan (will switch to electric when no sun)
- Solid Wood Floors
 - Foyer
 - Family Room
 - Hallway
- New Kitchen Flooring (installed 2021)
- New Carpet
 - Primary Bedroom
 - Dining Room (specially designed pet friendly carpet)
- Primary Bathroom
 - total tear out & updated
- Guest Full Bathroom
 - total tear out & updated
- Brick Wall with Arched Doorway & Gas Fireplace
- Wood mantel & built-in shelves
- Wet Bar / Coffee Bar off Family Room
- Vintage Crown Molding
- Kitchen with Granite Countertops, Breakfast Bar
- Large Corner Lot on Tree Lined Street
- Low Tax Rate 2.3%
- Easy Access to Hwy 90, Hwy 99, Hwy 59



BURTON Real Estate Group

Ellen Burton

Direct: 281-744-8765

Email: Ellen@EllenBurton.com

Website: www.EllenBurton.com

