

Features Sheet

11234 Wych Elm Ct
Richmond, TX 77407

Features:

- \$80,000 – 16,000 Gallon Anthony & Sylvan Pool and Spa (2015)
- \$40,000 – Summer Kitchen & Separate Outdoor Living (21x15) Features Coyote Gas Grill (natural gas connection), Insulated Sink, Storage Space – Tongue and Groove Ceiling w/Fiber Optic LED Starry Night Lights! (2015)
- \$19,672 – Level E Real Hardwood Flooring in Most Common Living Space
- \$14,000 – Stone and Brick Elevation + High Peaks
- \$12,000 – Plantation Shutters
- \$9,000 – Primary Bedroom Bay Window Extension + Covered Patio Extension
- \$7,000 – New Carpet in All Bedrooms & Media Room (2022)
- \$6,000 – Corner Lot Premium
- \$5,000 – Kitchen Cabinets Extension
- \$4,200 – Study Bookshelves
- \$3,200 – Glass Cabinets, Extra Drawers, Soft Close Hardware, Double Ovens (In Kitchen)
- \$3,000 – Light Fixtures, Formal Dining, Kitchen Counter, Pendant Lighting, Breakfast Nook – All High End Pieces
- \$3,000 – 8 Foot Doors + 6 inch Baseboards
- \$2,390 – Stone Fireplace with Cedar Mantle
- \$2,000 – Front Door – Knotty Alder Series
- \$958 – Media Room in lieu of Bedroom
- Approximately \$140,000 Homeowner's Improvements along with \$84,000 in Builder Upgrades.
- [Black Hawk Country Club -Click Here to Visit Site](#)

About the Community:

THIS HOME IS LOCATED IN SOUTHEAST RICHMOND, TEXAS, VERY CLOSE TO SUGAR LAND! LOCATION, LOCATION, LOCATION!!! ALIANA SUBDIVISION SITS BETWEEN HIGHWAY 99 /GRAND PARKWAY, ... AND FM 1464 WITH EZ ACCESS TO 90A. IT IS A SHORT DRIVE AWAY FROM THE POPULAR FIRST COLONY MALL AND SUGAR LAND TOWN CENTER, ALSO CLOSE TO CONSTELLATION FIELD HOME OF THE SPACE COWBOYS MINOR LEAGUE BASEBALL TEAM. ALSO CLOSE BY IS BLACKHAWK GOLF COURSE AND COUNTRY CLUB WITH RESORT STYLE AMENITIES. NEW ALIANA SHOPPING CENTER WITH HEB, TARGET, HOBBY LOBBY, OLD NAVY, PETSMART, AND MUCH MORE COMING SOON!! EZ EXITS FROM THE NEIGHBORHOOD PROVIDE QUICK ACCESS TO DOWNTOWN HOUSTON, THE MEDICAL CENTER AND HOUSTON AIRPORTS. LOCATED IN THIS COMMUNITY ARE TWO GORGEOUS CLUB HOUSES, TWO COMMUNITY POOLS, TENNIS COURTS, TWO FITNESS CENTERS, WALKING TRAILS AND MUCH MORE!!