

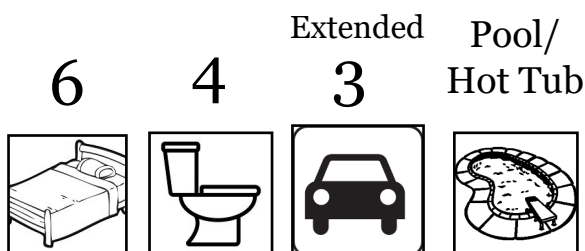
# WELCOME HOME!

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## Just the Facts

- ⇒ Subdivision  
Waterside Estates  
4314 Millers Creek Court  
Richmond, TX 77406
- ⇒ Fort Bend ISD  
Oakland Elementary School  
James Bowie Middle School  
William B. Travis High School
- ⇒ 6 bedroom, 4 bath, Game Room
- ⇒ 42 Paid for Solar Panels
- ⇒ 4,217 square foot
- ⇒ Built in 2001
- ⇒ Extended 3 car garage w/ bench
- ⇒ 2 story
- ⇒ 15,602sf lot (over 1/3 acre)
- ⇒ Offered at \$656,000



Virtually Staged family room.



FANTASTIC FLOORPLAN! 6 bedroom, 4 bathroom Waterside Estates home boasts a pool and hot tub on a spacious 1/3 acre cul de sac lot with PAID FOR solar panels! Enjoy a low electric bill averaging only 100/mo! Upon entering the home, the grand staircase and high ceiling is sure to delight. Downstairs you will find TWO bedrooms - the primary and a secondary bedroom with attached bathroom. The primary en suite awaits your personal touch. The kitchen offers granite counters an island and butlers pantry. Rounding out the downstairs are the spacious formal living and formal dining rooms. Upstairs you will find 4 bedrooms and 2 full baths. The game room at the top of the curved staircase has hardwood flooring! Outside you will find your own backyard oasis - pool, hot tub, and plenty of yard for fun! The detached, extended 3 car garage with workbench is perfect for a workshop and storage. Low HOA and Low property tax rate.

Family room.



Virtually Staged formal living room/office.



Virtually Staged dining room.



Kitchen with view to pool.



Kitchen.



# Property Pictures



Primary en suite.



Virtually Staged primary bedroom.



First floor secondary bedroom.



Game Room.



Upstairs bedroom #4.



Upstairs bedroom #2.



Upstairs bedroom #1.

# FEATURES AND UPGRADES

4314 Millers Creek Court  
Richmond, TX 77406



**Pam Roth**

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- ◆ Fantastic open floor plan
- ◆ Stainless steel appliances with gas cooktop stove
- ◆ Granite countertops with large island
- ◆ Separate laundry room with room for extra refrigerator
- ◆ Huge game room with hardwood floors
- ◆ Spacious primary bedroom with large walk in closets
- ◆ Primary bath has double sinks, soaking tub, and separate shower
- ◆ First floor secondary bedroom with attached bath
- ◆ Extended oversize 3 car garage with built in work bench and attic storage
- ◆ Brick carport located at kitchen exterior door to make carrying in groceries easy
- ◆ 22,000 gallon heated pool with 12 person hot tub. Pool has ability for chiller add on.
- ◆ Patio near garage has footers for future outdoor kitchen expansion.
- ◆ Full yard sprinkler system
- ◆ Leaf Guard gutter system for second floor gutters
- ◆ Huge 1/3 acre lot on cul de sac
- ◆ NO backyard neighbors
- ◆ And much more....

## Solar Panels

- ◆ 42 paid in full solar panels. Roof was replaced at same time as solar panel install.
- ◆ Average monthly electric bill is under \$100/mo. A significant monthly savings.
- ◆ Panels are controlled by an Enphase app and tied to the Reliant energy bill.

## NEIGHBORHOOD AMENITIES

- ◆ Award winning Fort Bend ISD schools
- ◆ Neighborhood pool, splash pad, tennis/pickleball courts, parks and lake walking path
- ◆ Close to dining, shopping, and entertainment
- ◆ Excellent location to major freeways including Grand Parkway and Highway 90A
- ◆ Fun and friendly neighborhood - July 4th light show, Easter egg hunts, Christmas lights, etc.
- ◆ Low HOA dues (\$700/year) and property taxes (2.21%)
- ◆ And much, much more!