

List of Upgrades & Special Features

3923 Red Alder Way, Richmond, TX 77469

- Large lot on water
- Private back yard.
- Stone & brick exterior
- Large flag-shaped, north facing paver entertainment patio with natural gas fire pit.
- Front porch covered with matching pavers
- Driveway edges extended with pavers
- Pergola
- Patio lights (illumination and accent)
- Gas 22.4 kW Generac whole house electric generator (March 2021)
- Whole house electric surge protector
- Sentricon termite protection system
- 5-inch HEPA filter in HVAC duct
- Upgraded attic insulation R-50
- Extended garage (4 ft)
- Garage floor epoxy coated
- Upgraded garage door with windows
- Winterized 192 ft approx (H&AC) porch with custom double pane sliding glass doors
- Automatic full lawn sprinkler system (winterized, freeze protected)
- Whole house water softener
- Tankless reverse osmosis system in kitchen (2023)
- Upgraded matching granite tops, ogee edge throughout
- Upgraded random width hardwood floor throughout (tile in baths)
- Upgraded tray ceilings in family room and master bedrooms
- Crown molding in living, dining, family, master bedroom and foyer
- Added lighting in kitchen ceiling, accent lighting on tops and under wall cabinets
- Recessed accent lighting added in family, dining and living rooms
- Upgraded KitchenAid appliances, convection and microwave/convection ovens, dishwasher, gas cooktop
- In-sink disposal ¾ hp (2023)
- Large walk-in pantry with extra shelves
- Plantation shutters, all windows and porch door
- SimpliSafe monitored whole house security alarm and fire detection system
- Smoke and carbon monoxide detectors (2022)
- C o m b o bidet toilet in master bath
- Large walk-in closet in master bedroom
- Inclusions
 - Patio furniture around fire pit
 - Oil and candle lanterns for patio.
 - Round patio table, chairs, umbrella, wood patio bar, storage chest, garage shelving



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