

FOR SALE

2406 Cannons Hall Court

DETAILS

- In sought-after Pecan Grove
- 4 bedrooms
- 2.5 baths
- 2591 sq ft
- \$384,000
- \$148 per square foot (one of the lowest in the neighborhood)

FEATURES

- Quiet cul de sac with beautiful oak tree
- Backs to creek
- Spa-like primary bathroom
- Murphy bed & built-ins
- Backyard retreat

IMPROVEMENTS

- HVAC
- Gold Pledge Warranty Roof
- Energy efficient windows
- Water heater
- Ferguson design line fixtures
- Custom tile work



PRICED TO SELL QUICK \$384,00 (\$148 PER SQ FT)

See Attached for More Features INCLUDING:
Radiant Barrier | Oversized P. Bedroom | Walk-in Closets |
Water Softener | Smart Devices

Welcome Home

2406 Cannons Hall Ct., Richmond, Texas



Welcome! We moved into our home in 2016, and we could not have been more happy to live here.

We built lasting, meaningful relationships with our neighbors that will continue long after we move. Our kids love to walk to the park and to see their friends in the neighborhood. We didn't know about the magical Christmas traditions in Pecan Grove when we arrived, and now we can't imagine life without them. Although we are leaving, we have always treated this home as our "forever home" and we hope you enjoy all of the wonderful features as much as we have.

Thank you so much for taking the time to visit. This home means the world to us, and we hope it will to you also.

EXTENDED FEATURE SHEET

- All new windows in 2016-17, all vinyl high efficiency windows - provides great views of the beautiful, huge oak tree in the cul de sac
 - All regular-sized windows are all double hung
 - All bay windows (sides) are upgraded to casement
 - The large windows are all upgraded to picture windows
 - Privacy glass in both bathrooms
 - Warranty (transferrable)
- New roof 2018 - GAF Golden Pledge Warranty (transferrable)
- Radiant barrier (installed by prior owner 2016)
- New insulation in attic - 2018
- All new HVAC system - 2021
 - Reme Halo whole house air purifier (negotiable)
 - including new ductwork in attic
- Oversized primary bedroom with vaulted/cathedral ceiling
- Primary bathroom remodel 2022
 - extra large shower (seamless glass) with custom tile-work porcelain (not ceramic)
 - quartz shower bench, high-end shower system
 - Signature Hardware by Ferguson (design line) and seamless glass
 - freestanding tub with high-end tub filler by Signature Hardware
 - quartz countertop, rectangle sinks
 - Moen Faucets, Kohler toilet, custom shiplap
- Beautiful built-in murphy bed and bookshelves that cover almost the full wall in the 2nd largest bedroom - 2022
- Water softener - 2024
- Heated floors in secondary bathroom
- All bedrooms have walk-in closets of a good size
- Drop zone / mud room
- Oversized laundry room (with plenty of room for an extra full-sized fridge and a vertical freezer).
- Smart devices: smart thermostat, smart doorbell.
- Oversized lot, no back neighbors. Backed by greenbelt and creek.
- Back patio expanded & large concrete pad for entertainment in private backyard (no back neighbors - very large green space) added 2021. All new concrete stamped and stained.
- On beautiful, quiet cul de sac with a large oak tree
- Water heater (2019-2020)
- small covered front porch
- much of interior painted with Benjamin Moore 2019 - 2022
- Moen kitchen faucet 2022, Moen faucet half bath 2024
- A little about Pecan Grove:
 - Well established, sought out, reputable community
 - #1 Christmas neighborhood in Houston
 - Do you love Christmas? Well then you will love our neighborhood!
https://www.youtube.com/watch?v=H_gowGdmouY
 - Strong sense of community, and is known for residents that stay for a long time
 - Beautiful established tree-lined streets
 - Country club amenities if desired (optional)
 - Golf course community
 - Low HOA dues and tax rate
 - Easy access to 99
 - Within only a few blocks to park and elementary school