

# Feature Sheet

21323 Summer Wine Dr  
Richmond, TX 77406

## Features:

- One-Story Brick Home by High Quality Luxury Builder J.Patrick
- Open floor plan perfect for entertaining
- Engineered wood floors, carpet, and tile throughout
- Energy efficient windows throughout & Transom windows in the rear windows of the home
- Heatilator brand gas-log fire place in the living room
- Chef style Kitchen featuring granite counters, stone backsplash, 11 ft island, Cardell Cabinetry w/soft close drawers, ss appliances, 5-burner gas cooktop, butler's Pantry, and breakfast area
- Primary bedroom w/tray ceiling
- Primary en-suite bath w/glass enclosed shower, jetted tub, double Sinks, built-in vanity, and walk in closet
- Surround sound speakers in living room and patio (All Connected)
- Spacious custom-covered patio
- Decking added to attic floor above garage
- 3-Car Tandem Garage
- Sprinkler system with rain sensor
- **(2024) New carpet installed in primary Bedroom and two secondary bedrooms**
- **(2021) Low voltage landscape lighting installed in front beds and trees**
- **(2021) Cement Flagstone landscape borders installed in front yard**
- **(2022) Brand New Bosch Super Silence Plus Dishwasher installed**
- **(2024) Kitchen, Breakfast area, and Butler's pantry Painted**
- **(2021) Backyard Landscaping**
- **(2024) Patio floor resealed**
- **(2024) Fresh Paint in Garage**
- Average Monthly Water Cost: \$80-\$180
- Average Monthly Gas Cost: \$27-\$82
- Average Monthly Electric Cost: \$70-\$350

## About the Community:

Long Meadow farms is a master-planned community at 1400 acres situated along the Grand Parkway and only minutes from the Westpark Tollway, providing an easy commute and variety of local entertainment. Long Meadow Farms, a lush community on the western edge of the greater Houston area, invites its residents to "live a legendary life," Texas-style. Its traditional Texan architecture, along with its preserved pecan trees and native wildflowers, bring about the feeling of living in a small Texas town. Residents have all the best of metropolitan Houston right at their doorsteps. There are three parks spread around the community, resort-style pools located in the parks that feature slides and playgrounds for children, junior-Olympic sized pool with five lanes, two fenced tennis courts, and playgrounds. There is a trail system winding through the community and crosses with Oyster Creek and other ponds making a scenic view for all the walkers and joggers! Those seeking other types of exercise can take advantage of the well-equipped fitness center at the central park. Local schools are zoned to Lamar Independent School District, in which, kids may attend Adolphus Elementary (on site in Long Meadow Farms), Briscoe Junior High and Foster High School.