

Feature Sheet

8203 Campaign Circle
Richmond, TX 77406

Features:

- Full Two-Story Brick Home nestled on a Cul-de-sac Lot
- Open floor plan perfect for entertaining
- High ceilings and crown molding
- Wood floors, carpet, and tile throughout
- Chef style Kitchen featuring granite counters, stone backsplash, oversized island, double ovens, butler's pantry, and breakfast area
- Primary bedroom w/tray ceiling, double-sided fireplace, and sitting area
- Primary en-suite bath w/glass enclosed shower, jetted tub, double Sinks, built-in vanity, and walk in closet
- Spacious custom-covered patio with outdoor kitchen and fireplace
- Extra casita custom built inside the covered patio currently being used as a home gym
- Backyard Oasis featuring a luxurious Saltwater pool
- 3-Car Tandem Garage
- **\$30,000- ROOF REPLACEMENT (2023)**
- **RECENTLY UPDATED A/C UNITS**
- **\$5,000- POOL EQUIPMENT/FEATURES-CELL SALT SYSTEMS, WATERSLIDE, POOL PUMP, POOL TIMER, POLARIS POOL CLEANER (2022)**
- **\$4,000-TYENT WATER & ALKALINE WATER FILTRATION SYSTEM (2020)**
- **\$1,100-UPDATED PRIMARY SHOWER (2021)**
- **\$800-TESLA CHARGER INSTALLED IN GARAGE (2023)**
- **RECENTLY UPDATED WASHER, DRYER,AND APPLIANCES**
- **RECENT CARPET INSTALLED UPSTAIRS**
- **RECENT PALM TREES PLANTED**
- **RECENT INTERIOR PAINTING**
- Average Monthly Water Cost: \$120
- Average Monthly Gas Cost: \$60
- Average Monthly Electric Cost: \$500

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.