

Feature Sheet

6026 Frances Park
Richmond, TX 77407

Features:

- Gorgeous two-story "Highland" Builder Home featuring Brick Elevation
- Nestled on a Corner Lot
- Open floor plan perfect for entertaining
- Engineered wood floors, carpet, and tile throughout
- Soaring light filled living room with stone fireplace (wood burning with gas starter)
- Chef style Kitchen featuring granite counters, tiled backsplash, five burner gas stove, ss appliances, island, walk-in pantry, and breakfast area
- Extended Primary bedroom with en-suite bath featuring glass enclosed shower, soaking tub, double Sinks, built-in vanity, and walk in closet
- Spacious fully fenced yard
- 2-Car Oversized Garage
- Tankless Water Heater
- Sprinkler System
- Full gutters & French Drains
- **\$1,500 Extended Patio (2018)**
- **\$300 Partial Flooring Installed in Attic above Garage (2019)**
- **\$200 Roll-Out Kitchen Cabinet Drawers (2018)**
- Average Monthly Water Cost: \$80
- Average Monthly Gas Cost: \$25
- Average Monthly Electric Cost: \$185

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.