

# List of Upgrades & Special Features

17415 Hanoverian Dr, Richmond, TX 77407

- Beautiful Highland Home
- Thoughtful Layout - can accommodate both empty nesters and full family
  - Floor Plan with Primary Suite and then 2 separate wings providing privacy for your guests and family
  - Main Living Space centrally located - easy access to all rooms
- Spacious Lot with custom privacy landscaping
  - Always a Breeze through the Back Yard
  - Sparkling Swim Pool & Large Spa
  - Covered Patio with Ceiling Fans
    - perfect for morning coffee & newspaper ; rain or shine
  - Outdoor Kitchen; gas fired grill with 3 different surface controls
- Large Kitchen
  - Granite Countertops
  - Island with Additional Seating
  - Stainless Steel Appliances - GE Profile
- Formal Dining Room with Built In Cabinets/Storage
- Large Family Room
  - Gas Log Fireplace
  - Large Windows overlooking Backyard Oasis
- Large Primary Suite
  - Room for Sitting Area & Large Windows
- Large Primary Bath
  - Soaking Tub & Separate Shower
  - His & Her Private Sinks/Vanities
  - Large Walk In Closet
- Recessed Lighting & Pendant Lighting
- Large Entry with Built In Shelving
- Large, Professional Home Office with French Doors in front
- 4-Car Tandem Garage; 3 doors and 4th bay is perfect for golf cart and workspace
- Zoned to Fort Bend ISD
- Easy Access to Major Highways:
  - Grand Parkway 99, 90, 59, Highway 6, Beltway 8



BURTON REAL ESTATE GROUP



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