

# 7511 Lone Star Junction St. Richmond, TX 77406



## FEATURES:

- . Gorgeous 1.5 Story Ryland Home featuring Brick & Stone Elevation
- . tile and carpet throughout
- . Grand foyer
- . Spacious formal dining room with archway
- . Cozy gas-log fireplace in the living room
- . Open floor plan perfect for entertaining
- . Chef's kitchen featuring maple wood cabinets, granite counters, tiled backsplash, island, and serving bar
- . Primary in-suite bath w/ glass enclosed shower, soaking tub, double sinks, built in vanity, & ample closet space
- . Upstairs media & game room
- . Oversized covered patio
- . Spacious backyard with sparkling blue pool

## WHAT'S NEW:

- . Roof (2024)2
- . \$1,000 Hardwired security cameras with remote monitoring (2023)
- . \$400 Replaced garage door opening system (2023)
- . \$3,000 Installed new fence gates on both sides (2022)
- . \$2,000 Landscaping stones added to front and back yard (2022)
- . \$2,000 Wood accent wall added (2021)
- . \$40,000 Pool/ Hot tub installed with extended patio (2020)
- . \$24,000 Downstairs flooring updated (2019)
- . \$6,000 Solar screens and blinds installed (2019)

## AVERAGE MONTHLY COST:

- . Water- \$100
- . Gas- \$40
- . Electric- \$200

## 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. It's 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. 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.