



# 4015 Brynmawr Drive, Richmond, TX 77406

## Updates and Features

### Exterior

- French Drains installed to the right side of the property - 2022
- Gutter guards & Screens installed - 2022
- Lightning Rod system on the roof replaced - 2023
- Property features 2.5 car garage; additional bay can be used for storage, golf cart/mower parking
- Wrought iron fencing around pool repaired - 2022
- Gutters and decking on upper balcony replaced - 2021
- Siding on back of home replaced with Hardie board - 2021

### Interior

- Replaced kitchen electric cooktop - 2024
- New faucet installed in half bath near primary bedroom - 2024
- Chimney inspections and cleanings were performed - 2024
- Both bathrooms downstairs fully remodeled - 2023
- New carpet installed downstairs - 2023
- New paint in guest bedroom
- New ceiling fan installed in guest bedroom
- French patio doors installed downstairs - 2024
- HALO Security System installed
- (2) Spacious Laundry Rooms Featured In Home; (1) Upstairs, (1) Downstairs with Gas & Electric options

- **Bonus/Secret Storage Room located in downstairs laundry room**
- **Wine Room located on first floor**
- **(3) Living Areas: Den Space Downstairs; Formal Living & Family Room Upstairs**
- **(2) Wet Bars: (1) Upstairs, (1) Downstairs**
- **Windows/Exterior doors replaced in laundry, kitchen, and master bedroom - 2021**
- **Installed (3) WiFi thermostats - 2022**

### **Pool/Backyard**

- **Pool pump replacement - 2024**
- **New Pool vacuum - 2024**
- **Pool Spa Heater replaced - 2021**

### **Gardening & Landscaping**

- **Fruit Trees - Peach, Banana, Apple**
- **Vegetable Garden**
- **Herb Garden**

### **Mechanicals**

- **40-gallon gas hot water heater replaced - 2021**
- **Trane Furnace installed - 2022**
- **Water Softener replaced - 2022**
- **Replaced master and sub-panel fuse boxes - 2021**