

FEATURES & UPGRADES

LUXURIOUS CUSTOM HOME ON 2.0055 ACRES IN THE COVETED PLANTATION MEADOWS SUBDIVISION

1018 PLANTATION MEADOWS DRIVE, RICHMOND, TX 77406

DISCOVER THE PINNACLE OF PRIVACY AND LUXURY WITH THIS EXQUISITE CUSTOM HOME, SITUATED ON A TRANQUIL DEAD-END STREET. PLANTATION MEADOWS IS A ONE-STREET NEIGHBORHOOD INCLUDING ONLY 18 HOMES. THIS PROPERTY HAS NEVER FLOODED. LOCATED IN X500L - 500-YEAR FLOODPLAIN INCLUDING LEVEE PROTECTED AREA, THIS HOME PROVIDES PEACE OF MIND AND AN EXCEPTIONAL LIVING EXPERIENCE.

PROPERTY HIGHLIGHTS:

- **HEAVILY WOODED LANDSCAPE:**

ENJOY THE NATURAL BEAUTY OF FIVE MATURE, MAJESTIC LIVE OAK TREES, ALL PLANTED, AND METICULOUSLY MAINTAINED BY THE ORIGINAL OWNERS.

- **LUXURY BEDROOMS:**

ALL BEDROOMS ARE OVERSIZED SUITE-TYPES, DESIGNED TO PROVIDE UNPARALLELED COMFORT AND LUXURY. THE THREE SECONDARY BEDROOMS ARE SITUATED IN A SEPARATE WING FROM THE PRIMARY SUITE, PROVIDING PRIVACY FOR THE ENTIRE FAMILY. RELAX IN FRONT OF THE FIREPLACE IN THE PRIMARY SUITE.

- **CUSTOM FEATURES:**

THE HOME BOASTS CUSTOM BUILT-INS IN THE CLOSETS, LIVING AREA, KITCHEN, AND LAUNDRY ROOM. DELIGHT IN THE UNIQUE CUSTOM PAINT FINISHES AND STENCILING IN THE DINING ROOM AND BATHROOMS.

- **ENTERTAINMENT READY:**

A CUSTOM FULL-SERVICE BAR ENSURES SEAMLESS ENTERTAINING, IN THE LIVING ROOM, ENJOY A BIG-SCREEN TV AND FIREPLACE. THE GAME ROOM/EXTRA LIVING SPACE UPSTAIRS PROVIDES AMPLE SPACE FOR RELAXATION AND GATHERINGS.

- **OUTDOOR PARADISE:**

STEP OUTSIDE TO A BREATHTAKING PALAPA AND AN OVERSIZED 26 X 64, 56,000-GALLON POOL, COMPLETE WITH A BEACH ENTRY, SLIDE, GAS SPA, AND WATERFALL, CREATING A SERENE RETREAT. A BACKYARD PARADISE AWAITS YOU! THERE'S ALSO A LARGE GARAGE APARTMENT WITH A FULL BATH, EXTRA-LARGE STORAGE CLOSET, AND MORE!

- **FUNCTIONAL LAUNDRY/MUD ROOM:**

FEATURES AN OPEN MOP CLOSET WITH RUNNING WATER, PERFECT FOR BATHING LARGE DOGS WITHOUT THE HASSLE OF STOOPING. CONVENIENCE AT ITS FINEST.

- **ADVANCED SPRINKLER SYSTEM:**

MAINTAIN THE LUSH LANDSCAPE WITH A 13-STATION SPRINKLER SYSTEM, CONTROLLED BY AN UPGRADED DIGITAL CONTROLLER WITH CUSTOMIZABLE PROGRAMS FOR THE YARD, TREES, AND FLOWER BEDS.

- **OTHER HIGHLIGHTS:** 3-CAR GARAGE WITH AN ADDITIONAL GOLF CART STORAGE GARAGE, MULTIPLE PATIOS, SHED, BATTING CAGE, TRAMPOLINE, FURNITURE IS NEGOTIABLE, TRANSFERRABLE WARRANTIES, LARGE OUTDOOR DOG KENNEL, ONE HORSE PER ACRE ALLOWED, NO MUD! LOW TAXES!

2024:

- **JANUARY** - UPGRADED DUCTWORK WITH NEW PLENUM AND DRAIN PAN.
- **JANUARY** - UPGRADED THERMOSTAT TO NEST WHICH CAN BE CONTROLLED BY A SMARTPHONE.
- **APRIL** - UPGRADED TO AN INSINKERATOR DISPOSAL IN THE KITCHEN.

2023:

- **APRIL** - UPGRADED TO A 40-GALLON RHEEM WATER 3/4 BALL VALVE WITH COPPER FLEX LINES, GAS FLEX LINE, AND DRAIN PAN RUNNING NEW T AND P DRAIN LINES OUTSIDE, PER CODE. 6-YEAR WARRANTY-TANK
- **MAY** - UPGRADED THE ROOF WITH ICE AND WATER BARRIER PREVENTION FOR ADDITIONAL PROTECTION. REPLACED ROOF SHINGLES WHERE NECESSARY DUE TO HAIL.
- **MAY** - INSTALLED TWO POWER ATTIC VENTS.
- **MAY** - INSTALLED NEW GUTTERS WITH GUARD SCREENS AROUND THE HOUSE AND GARAGE
- **JULY** - HVAC (2 OF 3 UNITS) INSTALLED. - 10-YEAR WARRANTY

2022:

- **MARCH** - UPGRADED TO METERED WATER SOFTENER/ 18 X 40 BRINE TANK. - 10-YEAR WARRANTY-TANK & 5-YEAR WARRANTY-VALVE POWER HEAD, AND MISC. PARTS
- **APRIL** - BUILT OUTSIDE PALAPA WITH ELECTRICAL FOR TV AND TWO-WAY FAN. CEILING WITH 2-INCH WIDE PANELING STAINED BLUE TO DETRACT FLYING INSECTS.
- **APRIL** - POOL - UPGRADED TO NEW PENTAIR SR400NA HEATER. INSTALLED NEW LETRO AUTOFILL.

2020:

- **MARCH** - UPGRADED ALL INSULATION USING ECO-FRIENDLY CELLULOSE INSULATION TREATED WITH BORIC ACID, TO AN R-36 VALUE.

2019:

- **APRIL** - REPLACED ELECTRONIC CONTROL BOARD TO SUB-ZERO REFRIGERATOR.

2016:

- APRIL - NEW ROOF INSTALLED.

2015:

- MARCH - UPGRADED MOST OF THE WINDOWS, WITH WEST EXPOSURE, TO PELLA INSULATED LOW INSULATED GLASS / REAR, PENDING INTENDED REMODEL.
- JULY - CUSTOM WALL FINISHING WITH STENCILING - LIVING ROOM, POWDER BATH, AND GUEST BATH.
- JULY - CUSTOM-BUILT TV CABINET IN THE DEN.
- JULY - BEDROOM WAS TRANSITIONED INTO A DEDICATED OFFICE/ STUDY.
- JULY - UPGRADED LIGHT FIXTURES, AS WELL AS CABINET LIGHTING IN THE DEN, OFFICE, AND KITCHEN.

2002:

- JANUARY - REMODELED THE PRIMARY BATHROOM: REPLACED SHOWER TILE AND FLOOR WITH MARBLE. RE-DESIGNED THE OVERSIZED TUB AREA WITH A SMALLER 66 X 42 KOHLER 3/4 HP WHIRLPOOL TUB.
- JANUARY - UPGRADED THE TWO KOHLER UNDER-MOUNT, 19 X 15 SINKS, AND GRANITE VANITY TOP.
- JANUARY - UPGRADED ALL FIXTURES TO DELTA POLISHED NICKEL.

2000:

- FEBRUARY - MAJOR KITCHEN REMODEL. REFIGURED THE KITCHEN LAYOUT, ADDING AN ISLAND WITH A SMOOTH TOP STOVE. UPGRADED TO A SUB ZERO REFRIGERATOR FREEZER. ADDED A BUTLER PANTRY AREA IN THE LAUNDRY AREA FOR PARTY PREPARATIONS. IN THE LAUNDRY AREA, AN OPEN MOP CLOSET, WITH RUNNING WATER, WAS ADDED. IT CAN ALSO FUNCTION AS A BATHING STATION FOR LARGE DOGS, WITHOUT STOOPING.
- FEBRUARY - THE FLOORING WAS UPGRADED WITH TILE THROUGHOUT THE KITCHEN, DEN, HALLWAY, AND ENTRYWAY. WOOD FLOORS WERE INSTALLED IN THE DINING ROOM AND OFFICE. THE UPSTAIRS GAME ROOM/EXTRA LIVING SPACE, AND ALL BEDROOMS ARE CARPETED.
- OCTOBER - HUNTER DOUGLASS LOOVER SHUTTERS IN TWO BEDROOMS, TWO BATHROOMS, AND PRIMARY BATH.

1990S:

- THE UPSTAIRS GARAGE APARTMENT WAS FINISHED OUT WITH A FULL BATH AND AN EXTRA LARGE STORAGE CLOSET. THERE ARE CUSTOM-BUILT CABINETS AND AN AREA FOR AN UNDER-COUNTER REFRIGERATOR. THIS FLEX ROOM CAN BE UTILIZED AS AN OFFICE, LIVING AREA FOR TEENAGERS, POOL RECREATION, OR WORKOUT GYM.

DON'T MISS THIS OPPORTUNITY TO OWN A ONE-OF-A-KIND CUSTOM HOME THAT COMBINES LUXURY, PRIVACY, AND FUNCTIONALITY. SCHEDULE YOUR PRIVATE TOUR TODAY AND MAKE THIS EXQUISITE PROPERTY YOURS!

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