

Features and Upgrades
23746 Masterson Garden Ln
Richmond, Texas 77469

General Description:

Built in 2022
Builder - Newmark Homes
Home - 3,667 sqft per Appraisal
Lot - 10,173 per Appraisal District
4 Bedrooms, 4 full bathrooms and 1 half bathroom
Study, Game Room and Media Room
3 Car split attached garages with epoxy floors and EV charger
Walking path+pond directly behind the home w/ no direct back neighbors
Walking path leads to Phelan Elementary School
Upgraded 8 foot doors on the first floor (\$2,750)
Upgraded wood stair treads with enamel risers and painted stair skirt (\$6,430)
Wrought iron satin black balusters and upgraded newel post (\$880)
Black door hardware and hinges (\$3,385)
Upgraded level 5 polished 24x24 tile throughout the first floor (\$14,350)
Upgraded Shaw Floorte Resolute Luxury Vinyl Floor upstairs (\$11,670)
Smart automation bundle: video doorbell, Kwikset, Wifi plugs, lights etc (\$1,849)
Lennox 16 Seer - 2 stage air conditioning system
Pleated media filters
Fresh air ventilation
Digital programmable thermostats
Room to room air pressure balancing
Upgraded bronze vinyl window frames (\$2,650)
Open cell spray foam full encapsulation insulation
DOW full exterior sheathing system-exterior walls common to living space

General Description:

Engineered floor and roof systems
Zum-pex plumbing
Tankless water heater
Full home gutter system
Sonos surround sound system throughout the interior and exterior (\$7,148)
Extensive upgraded alarm system and camera system (\$2,651)
3-Stage reverse osmosis at the kitchen sink and refrigerator (\$495+\$250)
Whole home water softener and back hose bib (\$3,695 + \$695)
Central vacuum system (\$7,407)
Laundry room pre-plumbed for a sink
Back covered patio pre-plumbed for a gas line and outdoor sink
Additional brick for a future outdoor kitchen
Custom Christmas exterior decor for sale separately
10 - year structural warranty, 2- year warranty on portions of your home major
mechanicals, 1-year limited warranty on defects and workmanship
HOA annual fee \$1,320
Community pools, splash pad, tennis, dog park, parks, hike and bike trails
The Cottage House club house, fitness center, multiple lakes and ponds

Exterior Front :

Exterior LED lights at front elevations and covered patio on a sep switch (\$1,200)
Double 8 foot front door with glass inserts (\$2,920)
Upgraded elevation (\$14,800)
Upgraded brick (\$3,700)
Upgraded mortar (\$2,020)
Covered front porch with an additional coach light (\$440)



Features and Upgrades
23746 Masterson Garden Ln
Richmond, Texas 77469

Utility Area (8 x 8):

Pre-plumbed for a sink
Hanging rod and storage shelf
Upgraded level 5 polished 24x24 tile flooring

Grand Living Room (18 x 15):

Open floor plan
Custom solar powered programmable window shades
LED disk lighting (\$360) on a dimmer switch
Upgraded ceiling fan in living area
Allusion 60" linear electric fireplace (\$2,825)
Surround sound with in wall speakers (\$2,299)
Media conduit for flat screen TV
Sweeping views of the backyard area
Upgraded level 5 polished 24x24 tile flooring

Dining Room (15 x 12):

Upgraded chandelier
LED disk lighting (\$360)
Dimmer switch
Upgraded level 5 polished 24x24 tile flooring

Guest Powder Bathroom:

Bathroom upgrade (\$4,600)
Pedestal sink
Bidet
Wide spread black faucet
Framed mirror
Discreetly tucked away

Kitchen (20 x 16):

Level 3 cabinet upgrade (\$2,220)
Upgraded stacked cabinets to the ceiling (\$5,680)
Undercabinet lighting (\$780)
Outlets tucked under upper cabinets
Enclosed refrigerator cabinet with 24" upper cabinets (\$2,180)
Super storage double pot and pan drawers, sliding shelves and tilt tray (\$930)
Pull out waste bin (\$580)
Pull out spice base cabinet (\$530)
Island cabinets (\$920) and deco panels (\$1,650)
Level 6 quartz countertop with 4cm edge (\$4,800)
Waterfall island edge (\$2,479)
3-Stage water purifier at the sink and refrigerator
Pot filler (\$900)
Champagne gold glass canopy hood with tile accent backsplash (\$1,105)
Frigidaire Professional Appliance Package (\$2,230)
36" Gas cooktop
Undermount kitchen sink
Trinsic champagne gold plumbing faucet and soap dispenser (\$419)
Counter switch for the disposal (\$220)
Pendant lighting over the eat-in island
Upgraded level 5 polished 24x24 tile flooring

Breakfast Area (13 x 12):

Central vacuum crumb vent
8' Full lite exterior door to the covered back patio
Upgraded level 5 polished 24x24 tile flooring



Features and Upgrades
23746 Masterson Garden Ln
Richmond, Texas 77469

Study (13 x 10):

Upgraded from formal living (\$3,000)
Chandelier
Floating shelves
Two floor plugs
Data media outlet
Double French doors

Primary Bedroom (23 x 13):

First floor
Upgraded bay window (\$4,200) with custom upholstered window seating
Upgraded to enlarge the bedroom, bathroom and closet (\$5,300)
LED disk lighting on a dimmer switch (\$500)
Custom solar powered shades
Upgraded 52" smart Alexa/Google enabled ceiling fan
Media conduit and custom TV cabinet
Wired for surround sound with in ceiling speakers
Upgraded 24x24 polished tile flooring

Primary Closet (10 x 10):

Upgraded white super closet system (\$2,680)
Built-in drawers
Adjustable shelves and rods
An additional outlet was added
LED disk lighting

Primary Bathroom (13 x 13):

Double door entry
Jacuzzi freestanding soaking bath tub (\$3,700)
Double vanities and undermount sinks
Makeup vanity station
Level 6 quartz countertops (\$1,390)
Trinsic champagne bronze wide spread plumbing faucet package (\$1,290)
Trinsic slide bar hand shower and upgrade hardware (\$1,460 + \$720)
Mirrors extended to the ceiling (\$740)
Obscure glass
Upgraded tile to the ceiling (\$2,100)
Upgraded frameless shower surround (\$2,070)
Linen closet
Upgraded 24x24 polished tile flooring

Bedroom 2 (13 x 11):

First floor location for less mobile guests or as a nursery
Tucked in a private location downstairs
Upgraded ceiling fan
Walk-in closet

Full Bath:

Bathroom upgrade (\$6,900)
Shower in lieu of a bath tub(\$1,440)
Vanity with storage
Mud set tile shower floor with tile to the ceiling



Features and Upgrades
23746 Masterson Garden Ln
Richmond, Texas 77469

Game Room (20 x 16):

Additional LED disk lights (\$270)
Dimmer switch
In ceiling speaker system
Double TV mounts with media conduit

Media Room (20 x 12):

Additional LED disk lights (\$180)
Dimmer switch
5.1 Home theater in wall speakers (\$1,899)
Projector and projector screen
Custom oversized lounge furniture
Stadium risers(\$1,095)
Upgraded carpet and padding
Barn door (\$2,080)
Dark media room paint (\$950)

Bedroom 3 (14 x 12):

Ceiling fan
Double door closet
Upgraded Shaw Floorte Resolute Luxury Vinyl Floor

Full Bathroom:

Vanity with storage and mirror to the ceiling (\$520)
Quartz countertop with undermount sink
Widespread black plumbing hardware (\$540)
Combination bath tub and shower with an additional LED disk light

Bedroom 4 (14 x 11):

Ceiling fan
Walk-in closet
Upgraded Shaw Floorte Resolute Luxury Vinyl Floor
Private en suite bathroom

Bathroom:

Vanity with storage and mirrors extended to the ceiling (\$520)
Quartz countertop with undermount sink
Widespread black plumbing hardware(\$930)
Shower with upgraded tile to the ceiling (\$1,440)
Mudset tile shower floor (\$2,100)
Additional LED disk light over shower

Exterior Back + Covered Patio (15 x 14):

Additional exterior GFCI outlet added
2 Soffit outlets for Christmas lights with a dedicated light switch
Surround sound speakers
Ceiling fan
Additional side gate (\$575)
Wrought iron back fence with added gate to walking path (\$850)
Extended patio (\$7,800) + epoxy
Pool sized backyard
Planting beds along back fence line
Front and back sprinkler system



Scan for example
3D Virtual Tour

