

FEATURE SHEET

4607 CLAYHEAD RD., RICHMOND, TX 77406

Custom-Built Estate | Commercial-Grade Construction | Designed for Generational Living

An extraordinary custom residence built with commercial-level precision, luxury craftsmanship, and long-term durability in mind.

7 Bedrooms	7 Full + 3 Half Baths	4-Car Garage	Dedicated Theater Room
Guest Quarters	Custom Outdoor Kitchen	Commercial Metal Roof	6 HVAC Zones

CUSTOM BUILDER QUALITY

- True custom-built luxury residence designed as a long-term legacy home.
- Built by an owner/builder with over 50 years of commercial construction experience.
- Commercial-grade construction standards thoughtfully applied to a private residence.
- Designed for exceptional durability, strength, efficiency, and low-maintenance living.

IMPRESSIVE FLOOR PLAN

- 7 bedrooms with a spacious layout designed for comfort and flexibility.
- 7 full bathrooms plus 3 half baths.
- 4-car attached garage with 9-foot-tall garage doors.
- Dedicated theater room for family entertainment.
- Separate living quarters above the garage - ideal for guests, extended family, office space, or additional flexibility.

FOUNDATION & STRUCTURAL STRENGTH

- Engineered foundation designed for Texas soil conditions.
- Approximately 220 yards of concrete with oversized footers.
- Post-tension concrete slab system for added crack resistance and long-term stability.
- Structural framing includes Douglas Fir lumber and 12-inch on-center stud placement for added strength.
- Plywood shear walls on both interior and exterior walls.
- Built to commercial structural standards for rigidity, durability, and storm resistance.

EXTERIOR & ROOF FEATURES

- Hardie board siding with natural stone accents.
- Commercial-grade metal roof designed for wind, hail, fire, and energy performance.
- Over 70 windows providing beautiful natural light throughout.
- Designed to withstand Houston-area weather with minimal maintenance.

INTERIOR CRAFTSMANSHIP

- Over 70 interior doors throughout the home.
- 8-foot custom Shaker-style interior doors.
- Spacious bedroom layout with thoughtful flow and function.
- Quality construction details designed for comfort, everyday living, and long-term enjoyment.

ENERGY EFFICIENCY & MECHANICAL SYSTEMS

- 6 separate HVAC zones for customized comfort and energy efficiency.
- Full spray foam insulation throughout.
- Soundproofing and comfort-focused construction details.
- 2 water manifolds and 2 tankless hot water heaters for added convenience and redundancy.
- Pet wash station for everyday practicality.

OUTDOOR LIVING & ENTERTAINMENT

- Custom attached outdoor kitchen finished in kiln-dried cedar tongue-and-groove.
- Dramatic 14-inch cedar beams and columns.
- Rustic man-cave inspired design with spacious seating area.
- Large TV and fireplace for year-round enjoyment.
- Seamless extension of the indoor living space, ideal for entertaining in Houston's mild climate.

WHY THIS HOME STANDS OUT

- Commercial-grade durability rarely found in residential construction.
- Built with exceptional attention to structure, longevity, and efficiency.
- Spacious layout designed for luxurious everyday living and entertaining.
- Flexible floor plan supports guests, extended family, and multi-generational living.
- Outdoor kitchen and living area create a true private retreat.
- A rare custom home built for comfort, strength, and peace of mind for years to come.

A legacy residence built with commercial precision, personal passion, and luxury comfort for generations to come.