

AN EXCEPTIONAL RESIDENCE

2743 Cavallo Pass

Richmond, Texas 77406

Over \$826,000 in Premier Upgrades & Improvements

STRUCTURE & MAJOR ADDITIONS

- Spectacular two-story garage addition engineered to livable space standards — a truly rare find. Outfitted with four oversized 10-foot garage doors, dedicated HVAC, full electrical, Sheetrock throughout, custom built-in shelving and countertops, spray insulation, epoxy-coated flooring, and pedestrian access doors. The exterior is finished with stacked stone on the front facade and full brick on the sides and rear, seamlessly matching the architectural character of the main residence. — **\$150,000**

EXTERIOR, HARDSCAPE & LANDSCAPING

- Beautifully appointed grounds featuring custom wrought iron privacy fencing enclosing the entire backyard, dense privacy shrubs lining all rear fencing, nine established palm trees, two mature oak trees, professionally designed front and rear landscaping, and seasonal color plantings throughout. A striking stacked stone driveway bridge sets the tone from the moment you arrive. Complete irrigation system with dedicated drip lines serving every tree and individual potted plant. — **\$75,000**
- Full exterior repaint delivering a crisp, well-maintained presentation with premium finishes. — **\$15,000**
- Professionally designed architectural landscape illumination system — showcases the home's exterior, mature trees and hardscape features beautifully after dark. — **\$14,000**

OUTDOOR LIVING

- Authentic backyard palapa structure creating a shaded, open-air tropical retreat. — **\$7,000**
- Commanding custom 9-foot outdoor masonry fireplace with handcrafted wrought iron doors — a stunning focal point designed for year-round outdoor entertaining. — **\$18,000**
- Custom outdoor fire pit — perfect for evenings under the stars. — **\$10,000**
- Fully appointed built-in outdoor summer kitchen featuring a high-end stainless steel grill, under-cabinet refrigerator, full-size sink, granite countertops and brick surround — an entertainer's dream finished to the same standard as the interior. — **\$20,000**
- Expansive 42-foot covered rear patio finished with a tongue and groove natural wood ceiling — warm, refined, and built for a lifetime of outdoor living. — **\$12,500**

POOL & SPA

A true resort-caliber backyard experience — 32,000-gallon pool featuring a 10-person spa, two separate in-pool tanning ledges, a dramatic 50-foot waterfall, and a private grotto. Paired with approximately 2,200 sq ft of beautifully finished stamped concrete pool decking and multiple dedicated seating areas, this is an outdoor oasis unlike anything else in the area.

- Recent comprehensive pool remodel featuring newly installed flagstone coping and upgraded glass bead plaster finish. — **\$40,000**

ENTRY & MAIN LIVING

- Custom 8-foot French entry doors crafted from solid mahogany with glass inlays — a grand and lasting first impression. — **\$8,500**
- Breathtaking floor-to-ceiling stacked stone fireplace soaring 20 feet in the family room, anchored by a custom wood mantle, flanking built-in cabinetry with floating shelves, and a 5-foot wide linear firebox — an architectural showpiece that commands the room. — **\$25,000**
- Multi-panel fixed picture window spanning 15 feet wide by 6 feet tall in the family room — floods the space with natural light and frames the outdoor living area like a work of art. — **\$15,000**
- Large-format 24" x 36" three-quarter-inch porcelain tile installed throughout the entryway, family room and all hallways — a high-end, seamless flooring statement that elevates the entire main level. — **\$40,000**
- Custom skip trowel wall texture with designer interior paint throughout — adds richness, depth and a finished quality that is immediately felt. — **\$20,000**
- Statement chandeliers throughout. — **\$16,000**
- Custom-fabricated drapery tailored to every room. — **\$20,000**

CHEF'S KITCHEN

- A fully reimagined kitchen that is as beautiful as it is functional. Features Level 4 Alaska White granite countertops, designer glass tile backsplash, large-format 24" x 36" porcelain tile flooring, and refinished cabinetry. Fully loaded with a premium KitchenAid stainless steel appliance package including double wall oven, six-burner 36" range, microwave, dishwasher and warming drawer, plus an under-cabinet icemaker, professional-grade vent hood, and a built-in Viking refrigerator. — **\$65,000**

FLOORING

- Hand-scraped hickory hardwood flooring throughout all downstairs bedrooms — a premium hardwood species prized for its rich character, warmth and durability. — **\$20,000**
- Hardwood flooring throughout all upstairs living areas. — **\$20,000**

PRIMARY SUITE

- A private spa retreat in every sense — the primary bathroom has been completely transformed featuring oversized porcelain tile flooring, a seamless glass-enclosed shower with floor-to-ceiling ledger stone accent wall and dual showerheads, a freestanding mosaic soaking tub as a sculptural centerpiece, Taj Mahal granite countertops, refinished cabinetry, updated fixtures, and custom picture-framed mirrors. — **\$35,000**
- Fully custom walk-in wardrobe with floor-to-ceiling handcrafted cabinetry and finish millwork, thoughtfully designed with a three-tier hanging system and pull-down valet rods on the upper tier — a level of detail typically reserved for custom new construction. — **\$25,000**

SECONDARY BATHROOMS

- Fully remodeled Hollywood bathroom with updated tile, fixtures and finishes. — **\$15,000**

UPSTAIRS LIVING & ENTERTAINMENT

- Private home theater featuring a 120-inch projection screen, full surround sound system, and a custom stacked wood panel backdrop — a genuine amenity that transforms movie nights and game days alike. — **\$20,000**
- Game room wet bar finished with solid wood cabinetry, full sink, refrigerator and sophisticated slate countertops — perfectly appointed for entertaining. — **\$25,000**
- Custom built-in home office with a solid L-shaped desk and a full run of upper and lower cabinetry — purpose-built, beautifully finished, and ready for how you work. — **\$15,000**

SMART HOME & SYSTEMS

- Lutron motorized shade system installed throughout the entire home — one of the most respected names in automated window treatment technology, offering effortless light control and privacy in every room. — **\$35,000**
- Professionally installed in-ceiling and in-wall speaker system throughout the interior living areas — fully wired and ready to pair with the buyer's own amplification components. — **\$10,000**
- Smart lighting control switches throughout — full home automation compatible. — **\$15,000**
- Whole-home natural gas standby generator — seamless, automatic backup power ensuring the home runs without interruption no matter the weather. — **\$20,000**

Please note: Sonos amplifier components and the pool-area speakers are personal property, are excluded from the sale, and will be removed by Seller prior to closing. They may be available for separate purchase by agreement. All in-ceiling and in-wall speakers remain with the home.

TOTAL UPGRADES & IMPROVEMENTS	\$826,000
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ADDITIONAL PROPERTY HIGHLIGHTS

Features & Attributes That Set This Property Apart

Garage & Parking — A Car Enthusiast's Dream

- Total garage capacity of approximately 8 vehicles across three separate garage structures — an extraordinarily rare offering in a residential setting.
- Original home features two separate 2-car garages, each with a single oversized door standing 8 feet in height — above standard residential height — accommodating taller trucks and SUVs with ease.
- The garage addition features two individual 10-foot high doors, one per bay — purpose-built for larger vehicles including sprinter vans, full-size trucks and oversized equipment. The bays are notably deep, allowing for tandem parking or the storage of multiple vehicles per bay.
- Approximately 4,000 sq ft of beautifully finished stamped concrete driveway and parking area — a significant investment that would cost a premium to replicate today.

Garage Addition — Livable Space & Expansion Potential

- Fully equipped with plumbing, HVAC, electrical, Sheetrock, built-in cabinetry and countertops — this structure is functionally ready for conversion to additional livable square footage with minimal investment.
- A substantial upper-level space sits above the garage bays — currently open and accessible, representing a compelling opportunity to build out even more square footage for whatever the next owner envisions.
- Between the garage level and the upper level, this addition represents significant untapped upside — few residential properties offer this kind of ready-to-build potential.

Lot & Setting — Privacy You Can't Buy Everywhere

- The property backs directly to a creek with no rear neighbors — a natural, permanent boundary that ensures lasting privacy.
- A corridor of mature, established oak trees lines the creek behind the property, providing beautiful natural screening and a serene, scenic backdrop that changes with every season.
- The overall setting is remarkably private and quiet — something increasingly rare in this area.

Pool & Outdoor Entertaining

- A true resort experience at home — 32,000-gallon pool with a 10-person spa, two in-pool tanning ledges, a dramatic 50-foot waterfall, and a private grotto.
- Approximately 2,200 sq ft of stamped concrete pool decking and backyard patio with multiple seating areas flowing seamlessly around the pool.
- The 42-foot covered rear patio is one of the largest you will find in any residential property — an outdoor living room built for serious entertaining.

Stamped Concrete — A Premium Hardscape Investment

- The property features approximately 6,200 sq ft of stamped concrete across the driveway, parking areas, pool decking and backyard patio — a premium hardscape finish that is both beautiful and costly to replicate at today's material and labor rates.

Exterior Access & Indoor-Outdoor Flow

- Four sets of exterior French doors opening from interior living spaces directly to the outdoors — the home was designed to live as much outside as inside.
- Six additional single exterior doors throughout — further reflecting the scale and thoughtful layout of the property.

Climate-Controlled Attic Storage

- A dedicated air-conditioned storage space within the attic — an uncommon and highly practical feature that protects belongings from the extreme Texas heat and humidity year-round.

*Every detail considered. Every upgrade purposeful.
This is not just a home — it is a lifestyle.*