

List of Upgrades & Special Features

2819 Button Bush Dr, Richmond, TX 77469-5783

- **Prime Location!**
 - Just steps from the Lakehouse social club and 24/7 fitness center
- **Built 2013 - Original Owner**
 - Lovingly Maintained - HVAC and all appliances serviced 2 x year since purchase - new evaporator coil 2021
- **Tifton Walk floor plan! - very open and spacious**
- **No Carpet! Beautiful Wood & Tile Flooring throughout**
- **Crown Molding throughout most of the house**
- **Recessed Lighting, Decorative Ceiling Fans/Light Fixtures**
- **Home Office with Custom Murphy Bed and Shelving - turns office into a 2nd Guest Room in just a few minutes!**
- **Large Kitchen with Walk In Pantry**
- **Pull Out Trays in Cabinets**
- **Stainless Appliances**
- **Granite Countertop & Decorative Stone Tile Backsplash**
- **Five Burner Gas Cooktop**
- **Breakfast Bar with Pendant Lighting provides additional seating**
- **Large Owner's Suite features Crown Molding & Tray Ceilings**
- **Walk-In Shower, recently updated with seating**
- **Huge Primary Closet**
- **HUGE Laundry Room - plenty of space to add a sink and still room for extra fridge or freezer**
- **GENERAC Whole House Generator - with service contract**
- **Water Heater - replaced 2020**
- **True 3-Car Tandem Garage**
 - Epoxy Flooring
 - Insulated Garage Door
 - Heat/AC mini-split - 2017
 - Storage Racks & Additional Storage in Attic
- **Screened-In Back Porch**
- **Extended Patio with Gas Connections**
- **Sprinkler System - Fenced in Back Yard**
- **Custom Hurricane Covers for each window - stored in attic**
- **Low Tax Rate 2.4%**



BURTON REAL ESTATE GROUP



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