

## Feature Sheet

- Primary suite on the first floor, no stairs to climb after a long day
- Second bedroom and full bath downstairs, perfect for guests, in-laws or a home office
- Open-concept kitchen, dining and family room, made for hosting and everyday life
- Quartz countertops and a large island with seating, room for the whole crew to gather
- Stainless-steel appliances and a gas range, ready for the home chef
- Hardwood flooring flows through every main living space, warm underfoot and easy to keep beautiful
- Upstairs game room connects two more bedrooms, built-in space to play, work or unwind
- Walk-in closets in every upstairs bedroom, storage that keeps life organized
- Covered patio and large backyard, your own spot for morning coffee or weekend get-togethers

### Upgrades

- Completely redesigned kitchen with quality hardwood cabinetry and an apron-front farmhouse sink
- 36 inch ZLINE six-burner gas range with a statement vent hood, a true chef's centerpiece
- Built-in ZLINE microwave drawer for a clean, custom look
- Upgraded glue-down hardwood floors, a more substantial feel than standard builder flooring
- Designer accent walls in the living room, dining room and first-floor bedroom
- Redesigned primary bath with separate vanities and an enlarged frameless glass walk-in shower
- Upgraded gray porcelain tile in both downstairs bathrooms
- Custom laundry room with overhead cabinetry and terrazzo tile flooring

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Average monthly **WATER** cost: \$150

Average monthly **GAS** cost: \$75

Average monthly **ELECTRIC** cost: \$250

### About the Community

Sorrento is a welcoming master planned community in Richmond, Texas, offering residents a true resort style lifestyle right outside their door. Amenities include a community pool and splash pad for hot Texas summers, a playground for the kids, a dedicated amenity center for gatherings and walking and jogging trails that wind through the neighborhood. Zoned to Lamar CISD, Sorrento is just minutes from FM 1093, FM 359, SH 99 Grand Parkway and the Westpark Tollway, putting shopping, dining and an easy commute within close reach. It's the kind of community that makes every day feel a little more like a getaway.