



THE LION COLLECTIVE • A HIGHER STANDARD IN REAL ESTATE

Valuable Insights Into This Home: Desirable Features, Community & Location Insights

1807 ALBERT GLADE CT, RICHMOND, TX 77469
4 BEDS • 3 FULL BATHS • LOFT
2,483 SQFT • 2019 BUILD • 10,459 LOT SQFT

What You'll Love About Living Here:

- Nestled on a quiet cul-de-sac and set on a premium oversized lot, this home offers added privacy and a spacious, inviting backyard perfect for kids to play and everyday outdoor living.
- Located near the front of the neighborhood, you'll enjoy quick and easy access to Hwy 59 and 99, making daily commutes and errands effortless. Just minutes from H-E-B, Target, Home Depot, Brazos Town Center, multiple banks, and everyday conveniences.
- The backyard offers endless potential, complete with a covered porch and plenty of space to design your dream outdoor setup. The seller has already obtained pool bids, and a preview video is available to help you envision the possibilities.
- Plus, the home is conveniently located near Phelan Elementary and Veranda Montessori, adding even more ease to your day-to-day routine.

What the Community & Location Offers:

- Enjoy multiple playgrounds and parks, along with walking trails that wind through scenic lakes, creeks, and charming bridges. There's also a fenced on-site dog park conveniently located next to a playground.
- Ideally located near major hospitals, dining, and entertainment, with easy access to Brazos Town Center, Riverpark Shopping Center, and Highway 6.
- This neighborhood has no history of flooding, and the HOA takes pride in maintaining the entire community with well-kept landscaping, seasonal flowers, trimmed shrubs, and manicured green spaces year-round.

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