

## **Home Upgrades & Improvements, Provided by the Sellers 23003 N Waterlily Drive Richmond, TX 77406**

### **Detached Garage with Bonus Space (Approx. 500 sq ft)**

- Detached garage includes an upstairs bonus room with incredible potential
- Water and sewer lines already run to the garage (located behind the walk-through door)
- Easily extend utilities to the second level to create a:  
Guest suite • Mother-in-law suite • Game room • Pool house • Man cave
- Ideal for long-term guests, multigenerational living, or future income potential

### **In-Ground Pool**

- Approx. 15,000 gallons
- Depth ranges from 3' (shallow end) to 7' (deep end)
- Currently winterized
- Equipped with a life safety net (rated to hold up to 350 lbs) with leaf net overlay
- Pool will be opened for swim season, and updated photos will be added

### **Interior Updates**

- New luxury vinyl plank flooring throughout the downstairs
- Renovated, updated kitchen
- Both full bathrooms have been updated
- Fresh interior paint throughout

### **Low-Maintenance Landscaping**

- Designed with Texas native plants and wildflowers
- Minimal watering required
- Beautiful, natural aesthetic with reduced upkeep

Helpful Information for Buyers, Provided by the Seller  
**23003 N Waterlily Drive Richmond, TX 77406**

## **What We Love About This Home & Community** *Provided by the Sellers*

### **Zoned to Highly Sought-After Schools**

- Hubenak Elementary, Banks Jr. High, and Tomas High School

### **Direct Access to Expansive Green Space**

- Perfect for morning walks, letting the dogs run, bird watching, or even fishing nearby

### **Unbeatable Location for Commuters**

- Quick access to Grand Parkway (99), Westpark Tollway, and I-10—making it easy to get anywhere in Houston

### **Solid, Quality Construction**

- Built during a time when craftsmanship and durability were a priority—you can feel the difference

### **Versatile Bonus Space Above Garage**

- Endless possibilities for a guest suite, game room, office, or future income-producing space

### **Affordable HOA Fees**

- Enjoy neighborhood amenities without the high monthly cost

### **Convenience at Your Fingertips**

- Walking distance to local shops, dining, and everyday essentials

### **Quiet, Established Neighborhood**

- Peaceful setting with mature trees and a true neighborhood feel