

 **Welcome to 18106 Shimmer Lane!**

Live in Aliana's 'Golden Rectangle', known for its large lots and luxury showcase homes. This residence boasts thoughtfully upgraded interiors with model-home level finishes, offering unmatched elegance.

**Builder's model home from 2014 to 2021! Transferable builder's warranty!**

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 **Luxury Features****Exterior**

- Stone elevation on an 80 ft. lot
- Front porch with beautiful landscape
- Faux cedar veneer garage door
- Mahogany front door with metal grille

**Interior Highlights**

- Lennar open concept New Haven II floor plan
- Large 6.4 ft x 6.4 ft framed mirror at the entrance (transfers with home)
- Soaring ceilings with archways throughout
- Two-story-high foyer and living room
- Wrought iron decorative stair balusters

**Study**

- French doors
- Brick accent wall
- Dark wooden ceiling beams

**Living Room**

- Two-story high ceiling
- Cast stone fireplace

Seller 1: \_\_\_\_\_

Seller 2: \_\_\_\_\_

- 100” x 97” media cabinet connected to built-in speakers (transfers with home)
- High arched windows with gorgeous backyard views

### **Primary Suite**

- Curved wall-of-windows with gorgeous backyard view
- Double tray ceiling & two-tone walls
- Spa-like bath:
  - Jetted tub and shower with built-in seat
  - Granite his-and-hers vanities
  - Large walk-in closet

### **Kitchen & Dining**

- 42” finished wood cabinets with bronze hardware and decorative corbels
- Granite countertops & breakfast bar
- Five-burner gas stove
- Electrolux IQ Touch stainless steel appliances
- Moen oil-rubbed bronze faucets
- Pull-out trash cabinet
- Composite granite undermount sink
- Stylish backsplash
- Butler’s pantry

### **Bathrooms**

- Moen oil-rubbed bronze faucets in all bathrooms
- Framed mirrors in four bathrooms

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### **Additional Rooms & Features**

- Guest suite with full bath on main floor

- Dining room with coffered ceiling
- Bright and airy breakfast nook that overlooks the beautiful backyard
- Media room with built-in speakers & sconce lighting
- Large game room with decorative accent wall
- Utility room with matching cabinetry and freezer water line
- Full spice kitchen with microwave in garage
- High-end two-size patterned floor tiles on first floor
- Various wall art proportional to the size of the home transfers with the house
- All curtains and curtain valances transfer with the house (full-length in many rooms)

### **Backyard Retreat**

- Flat backyard with beautiful landscaping
- Huge, covered patio with ceiling fan & stereo prewire
- Tiled patio floor matching indoor tile pattern
- Outdoor kitchen
- Waterfall feature
- No back neighbors
- Automatic night lights

### **Garage**

- Finished 3-car garage
- Epoxy flooring
- Dedicated split-style A/C unit – great for workshop or gym

### **Systems**

- Two A/C units (1 replaced in 2023)
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## Lifestyle Features

- Master suite + guest suite both downstairs
  - Beautiful cul-de-sac with landscaping and extra parking spaces
  - Surrounded by lakes, trails, and parks
  - Walking distance to The Westmoor Club (resort-style amenities like tennis courts, pool, splash pad, fitness center, etc.)
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## Location Highlights

- Aliana is a highly desirable master planned community in Richmond
  - Located in Aliana's highly sought-after 'Golden Rectangle' of former builder's models, surrounded by large-lot luxury homes
  - Zoned to Fort Bend ISD schools
  - Strong resale appeal thanks to premium finishes and desirable location
  - Easy access to highways, shopping, and entertainment
  - Enjoy resort-style amenities from 2 Aliana community centers
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 **Luxury. Lifestyle. Location, . . . Golden Rectangle living in Aliana!**

Seller 1: \_\_\_\_\_

Seller 2: \_\_\_\_\_