

PROPERTY REPORT

18106 Shimmer Lane, Richmond, TX, 77407

 5 Bedrooms

 4.5 Bathrooms

 4,238 Square feet



AMR "AG" GADO

Realtor

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KELLERWILLIAMS, REALTY

1650 Hwy 6, Suite 350, Sugar Land, TX 77478



5
BED

4.5
BATH



4,238
SQ FT

2014
BUILT IN





SUMMARY

A true rare find, this fully upgraded former builder's model showcases the New Haven floor plan with stone elevation, faux wood garage door, soaring ceilings, French doors, cast stone fireplace, and dramatic 2-story foyer. Luxury finishes include high-end tiles, tray ceilings, accent walls, wrought iron balusters, and graceful arches. The gourmet kitchen offers 42" cabinetry, breakfast bar, and butler's pantry. The main level features the primary suite with curved windows, jetted tub, and large closet, plus a guest suite with full bath. Extras include a spice kitchen and epoxy flooring in the A/C-equipped garage. Luxury, Lifestyle, Location!



VERY CONVENIENT AREA

Most major services in this area are located within **3** miles.



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



NEIGHBORHOOD EATS

This home is located near **38** moderately priced restaurants rated four stars and up.



GREAT SCHOOLS

The schools for this home are **above average** for this neighborhood



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AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **3** miles.



PHARMACY



GROCERIES



MEDICAL



GAS



CLEANERS



1.1 MILES

1.6 MILES

1.8 MILES

2.1 MILES

2.1 MILES



MOVIE THEATER



ATM



COFFEE



GYM

3.3 MILES

2.3 MILES

2.2 MILES

2.2 MILES



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **12** private schools and **10** charter schools within **5** miles.

| | | |
|------|---|-------------|
| PK-5 | MALALA YOUSAFZAI ELEMENTARY SCHOOL ASSIGNED | 9 RATING |
| 6-8 | GARCIA MIDDLE SCHOOL ASSIGNED | 9 RATING |
| 9-12 | AUSTIN HIGH SCHOOL ASSIGNED | 7 RATING |





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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

| | | |
|---|--|---------------------|
|  | GOLF COURSE SHADOW HAWK GOLF CLUB | 1.6 MILES |
|  | PARK RIVERSTONE HOA CLUBHOUSE | 4.4 MILES |
|  | DOG PARK PAWM SPRINGS DOG PARK | 7.4 MILES |


WITHIN
10 MILES

18
GOLF COURSES

4
PARKS

1
DOG PARK



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FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **38** moderately priced restaurants and has an **average** variety of cuisines.

40



WITHIN 5 MILES

\$

29

\$\$

9

\$\$\$

0

\$\$\$\$

0

GOOD EATS BY CATEGORY

| | |
|-----------------------------|---|
| AMERICAN | 9 |
| PIZZA | 5 |
| ASIAN | 5 |
| MEXICAN | 4 |
| FAST FOOD | 4 |
| CHINESE | 3 |
| CAFES, COFFEE AND TEA | 2 |
| INTERNATIONAL | 2 |
| ITALIAN | 1 |
| OTHER | 5 |

To learn more about this home or to see other great homes in your area, please contact:



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