

# *What we love about our home*

## *12059 Coplaw St, Richmond, TX*

We have truly cherished our time in this modern, exceptional home, which offers abundant space and thoughtful design features that you will love.

### **Key Residence Features**

- **Generous Living Space with 5 large bedrooms, 3 of which have en suite baths:** The primary and a second en-suite bedroom are conveniently located on the ground floor, providing unmatched convenience for multi-generational living in a secluded environment.
- **Elegant Wood Flooring and Premium Window Treatments:** Enjoy elegant wood flooring throughout the entire house—no carpet in sight! The home is enhanced with high-quality custom floor-to-ceiling curtains and motorized window blinds throughout.
- **Open Floor Plan featuring a stunning aesthetic kitchen anchored by a large central island with a harmonious blend of luxurious materials and functional excellence.**

### **Serene Outdoor Oasis**

- **Backyard Oasis next to the Golf Course:** Our favorite feature, however, is the serene backyard oasis. It directly faces the lush green expanse of the golf course, offering spectacular, unobstructed views of mature trees, wide-open space, and fresh air.
- **Private Entertainment Retreat:** The private backyard retreat is perfect for relaxation and entertainment, boasting a large, in-ground swimming pool with a built-in hot tub, complemented by three cozy fire pits for year-round enjoyment.

A premium, professional-grade built-in grill, a side burner, a refrigerator, and a sink that form a fully functional cooking and entertainment area that extends your indoor living space outdoors.

### **Desirable Community & Location**

- **Master-Planned Community:** The property is located in Aliana, a highly rated, large, master-planned community in Fort Bend County, Texas, with a Richmond address. The community is known for its excellent schools and extensive amenities, including two clubhouses, each featuring a swimming pool, tennis court, gym, and playground. **The area also boasts numerous walking paths situated around lakes adorned with beautiful fountains, offering scenic routes for leisurely strolls.**
- **Convenient Shopping & Dining:** A large retail shopping center is just 2 minutes away, primarily anchored by major stores like H-E-B, Target, and Costco. This area is complemented by a variety of smaller shops and restaurants, including Outback Steakhouse, Olive Garden Italian Restaurant, Mexican restaurants, and Texas Roadhouse.
- **Proximity to Neighboring Cities:** The property is just 10 minutes north of Sugar Land and 20 minutes south of Katy, which offers even more extensive shopping experiences and a larger variety of restaurants. Easy access to several highways that quickly take you to airports and downtown Houston.