

SELLER'S LIST OF UPGRADES & FEATURES

Property Address: [26118 Radiant River Trail, Richmond, TX 77406](#)

Total Investment: \$175,000+ in Premium Enhancements

THE "TOP 5" TURNKEY ADVANTAGES

1. **Resort-Style Backyard:** Private Hot Tub, custom Gazebo with seating, and full outdoor kitchen.
 2. **Cinema Experience:** Fully equipped Media Room with professional gear and surround sound.
 3. **Elite Storage:** Professional custom-built closet systems in *every* bedroom and the garage.
 4. **Architectural Grandeur:** Rare 15' soaring ceilings and upgraded oversized sliding glass doors.
 5. **Modern Chef's Kitchen:** Soft-close premium cabinetry, high-tier Quartz, and designer lighting.
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INTERIOR LUXURY & DESIGN

- **Structural Upgrades:** Upgraded 15' ceiling height in main living areas.
- **Premium Flooring:** Upgraded vinyl plank and high-end tile; no standard builder carpet in high-traffic zones.
- **Designer Lighting:** Every standard fixture was replaced with high-end contemporary lighting.
- **Window Treatments:** Custom luxury window coverings throughout.
- **Primary Spa Suite:** Upgraded with premium tile, walk-in shower, soaking tub, and bidet.

GOURMET KITCHEN & STORAGE

- **Cabinetry:** Premium custom cabinets with soft-close hinges and drawers.
- **Countertops:** High-tier Quartz surfaces in the kitchen and all four bathrooms.
- **Custom Closets:** Professional cabinetry buildouts in every bedroom closet.
- **Garage Command:** 3-car tandem garage with professional epoxy flooring, custom shelving, and heavy-duty overhead storage.

TECHNOLOGY & ENTERTAINMENT

- **Media Room:** Fully equipped with professional media gear and surround sound.
- **Whole-Home Audio:** Integrated speakers throughout for seamless entertaining.
- **Security:** Comprehensive multi-point security camera system (remains with the home).

EXTERIOR OASIS

- **Outdoor Kitchen:** Extended covered patio with premium grill, stove, and prep station.
 - **Leisure Space:** High-end Hot Tub and custom-built Gazebo with integrated seating.
 - **Landscaping:** Professional backyard redesign with concrete block accents, artificial turf, and upgraded front and back flower beds require ultra-low maintenance
 - **Curb Appeal:** Designer-stamped concrete walkway and enhanced exterior lighting.
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