

Feature Sheet

- Beautiful 1-Story Home Built in 2013 Featuring 3 Car Garage
- Dedicated office room ideal for working from home with glass french doors
- Formal dining room perfect for gatherings flowing into the butler's pantry
- Bright family room with a wall of windows and cozy gas fireplace and view of back yard
- Gourmet kitchen with granite counters, stainless appliances, oversized island, double ovens and breakfast bar.
- Elegant primary suite with sitting area and large windows.
- Master bath offers dual vanities with jetted tub, and separate shower
- Guest suite with full bathroom offering privacy
- Oversized pantry and an oversized utility room offering abundant space
- Beautiful backyard retreat with extended cover patio and outdoor kitchen and play space.

Interior Features

- Carpet - 2021
- Exterior Paint - 2025
- Water Softener – 2018
- InstantHot water faucet – 2018
- Driveway extension - 2021 (\$3300)
- Timer switches on all bathroom vents - 2025
- Upgraded keypad deadbolt - 2020 (Schlage Z-Wave)
- Lighting under eaves with controlled timer - 2025 (Aurora \$3,300)
- Timed front landscape lights - 2025 (\$500)
- LED lighting to garage - 2018
- Additional attic lighting added - 2025
- Power shades added to upper family room windows – 2018 (Hunter Douglas \$2,000)
- Z-wave light switches added throughout home - 2018
- 50A outlet in garage for EV charging – 2024 (\$1,000)
- 30A outlet in garage (RV, etc.) - 2018
- 30A generator connection and main breaker lockout added – 2022 (\$800)
- Added water softener – 2018
- Kitchen sink disposer – 2025
- HDTV antenna in attic
- Honeywell security system for fire/smoke and burglary. Touchscreen control, monitored, z-Wave compatible - owned.
- Honeywell thermostats with internet/app interface.
- AC system has return air in all areas and internal humidity monitoring
- Upgraded sprinkler controller to Rachio smart controller

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Average monthly **WATER** cost: \$115

Average monthly **GAS** cost: \$30

Average monthly **ELECTRIC** cost: \$112 (cooler months) \$350 (warmer months)

About the Community

Long Meadow farms is a master-planned community at **1400 acres** situated along the Grand Parkway and only minutes from the Westpark Tollway, providing an easy commute and variety of local entertainment. Long Meadow Farms, a lush community on the western edge of the greater Houston area, invites its residents to "live a legendary life," Texas-style. Its traditional Texan architecture, along with its preserved pecan trees and native wildflowers, bring about the feeling of living in a small Texas town. Residents have all the best of metropolitan Houston right at their doorsteps. There are **three parks** spread around the community, **resort-style pools** located in the parks that feature slides and playgrounds for children, junior-**Olympic sized pool** with five lanes, **two fenced tennis courts, two pickleball courts, and playgrounds**. There is a **trail** system winding through the community and crosses with Oyster Creek and other ponds making a scenic view for all the walkers and joggers! Those seeking other types of exercise can take advantage of the **well-equipped fitness center** at the central park. Local schools are zoned to Lamar Independent School District, in which, kids may attend Adolphus Elementary (on site in Long Meadow Farms), Wertheimer Middle School, Briscoe Junior High and Foster High School.

