

7811 Ravens Point Dr, Richmond, TX 77406

Feature Sheet

- Beautifully maintained two-story home located on a quiet cul-de-sac
- Bright and open floor plan ideal for everyday living and entertaining
- Updated engineered hardwood flooring throughout main living areas
- Spacious family room with cozy gas fireplace
- Updated stainless steel appliances
- Private primary suite featuring double sinks and a relaxing jetted tub
- Separate guest suite perfect for extended family or visitors
- Large upstairs game room ideal for kids, movie nights, or play space
- Expansive backyard with plenty of room for outdoor fun and gatherings
- Wonderful layout designed with growing families in mind

Recent Updates & Upgrades

- Roof – **2024**
- Microwave – **2025 GE**
- Stove/Oven - **2025 Maytag**
- Dishwasher – **2023 LG**
- Refrigerator - **2023 LG**
- Water Heater – **2022 Rhem**
- Air Conditioner – **2020 & 2022 Rhem**

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Average monthly **WATER** cost: \$129

Average monthly **GAS** cost: \$63

Average monthly **ELECTRIC** cost: \$112

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.