

Property & Lifestyle Guide

2831 Cone Flower Drive | Richmond, TX

Del Webb Sweetgrass – Premier 55+ Community

WELCOME HOME

Some homes check boxes. This one changes how you live.

Tucked inside the highly sought-after Del Webb Sweetgrass community, this single-story home offers a rare combination of **privacy, thoughtful upgrades, and everyday ease**—all wrapped in a lifestyle built for connection and comfort.

From the moment you walk in, you'll notice how effortlessly everything flows. Open living spaces, natural light, and intentional design make the home feel both inviting and functional—whether you're hosting friends or enjoying a quiet morning.

HOME FEATURES

This home is built for real life—comfortable, low-maintenance, and just the right amount of upgraded.

- Granite countertops throughout
- Wood flooring in main living areas and bedrooms
- Open-concept kitchen with breakfast bar
- Stainless steel appliances with gas range
- Tray ceilings in the living room and primary suite
- Dedicated office with bay window
- Oversized primary shower + spacious walk-in closet
- Pass-through TV wiring + mounted setup in living room
- Epoxy-coated garage flooring
- Built-in bike storage
- Ring doorbell + digital thermostat
- Recessed lighting throughout

COUNTRYMAN
HOMES

kw SOUTHWEST
KELLER WILLIAMS, REALTY

OUTDOOR LIVING

This is where the home really separates itself.

- No rear neighbors for added privacy
- Fully fenced backyard ready for pets
- Private garden space
- Direct gate access to green space behind the home
- Covered patio for relaxing or entertaining

It's quiet. It's peaceful. And it's exactly what most buyers wish they had after they move in.

THE SWEETGRASS LIFESTYLE

Living here isn't just about the home—it's about what happens outside your front door.

Del Webb Sweetgrass is one of Richmond's premier 55+ communities, designed for active adults who want **more life and less maintenance**.

RESORT-STYLE AMENITIES

The Lakehouse

- Massive clubhouse with event spaces
- Social lounges, game rooms, and library

- Arts & crafts studio

Health & Wellness

- Full fitness center
- Indoor lap pool
- Group classes & wellness programs

Relax & Recharge

- Resort-style outdoor pool & spa
- Fire pit and gathering areas
- Scenic walking trails

COUNTRYMAN
HOMES

kw SOUTHWEST
KELLER WILLIAMS, REALTY

Stay Active

- Pickleball, tennis, and bocce courts
- Walking and biking paths throughout

Built-In Community

- Dozens of clubs and social groups
- Organized events, classes, and activities
- On-site dining and gathering spaces

WHY THIS HOME STANDS OUT

- ✓ No rear neighbors (rare in the community)
 - ✓ Direct green space access
- ✓ Move-in ready with meaningful upgrades
- ✓ Ideal layout for both entertaining and everyday living
- ✓ Located in one of the most active and social 55+ communities in the area

FINAL THOUGHT

If you're looking for a home that gives you **less hassle, more freedom, and a built-in lifestyle**—this is one worth seeing in person.

Because the reality is...

Homes like this don't just sit—they get picked.

kw SOUTHWEST
KELLERWILLIAMS. REALTY