

Helpful Information for Buyers, Provided by the Seller
8710 Sunbury Oak Circle | Richmond, TX 77407

Upgrades To The Home:

- Luxury vinyl plank flooring extended throughout the entire home — including all bedrooms. No carpet anywhere.
- Upgraded designer chandelier in the entryway creating a stunning first impression
- Upgraded chandelier in the office/flex space
- Modern upgraded pendant lighting added in the kitchen
- Updated light fixtures installed throughout all bathrooms
- Professionally added full-yard sprinkler system
- French drain system added for improved drainage and peace of mind
- Professionally upgraded landscaping in both the front and backyards
- Oversized cul-de-sac lot with one of the largest backyards in the section
- Spacious backyard with room for a future pool, outdoor kitchen, playset, or entertaining space
- Meticulously maintained and thoughtfully upgraded over the past 4 years of ownership

Community Features We Love

- Resort-style community amenities including pools, splash pad, fitness center, playgrounds, and recreation areas
- Beautiful walking trails, green spaces, lakes, and gathering areas throughout the neighborhood
- Convenient access to Grand Parkway (99), Westpark Tollway, FM 1093 & FM 723
- Minutes from Richmond's newest shopping, dining, grocery stores, and entertainment
- Approximately 21 minutes to Houston's Energy Corridor
- Approximately 25 minutes to The Galleria
- Approximately 30 minutes to the Texas Medical Center
- Quiet community atmosphere with quick access to major Houston destinations
- Incredible combination of convenience, amenities, and neighborhood charm