

19506 Riverhill Row Court

FEATURES & AMENITIES

HOME STATS

- Ravenna Homes - Builder
- Built 2018
- One-story design
- 4,082 SF Home (HCAD)
- 9,100 SF Lot (HCAD)
- 4 Bed, 3.1 Bath
- Attached, insulated, and oversized 3-car garage with A/C and significant attic space
- Located in Towne Lake
- Zoned to CyFair ISD

ARCHITECTURE & CONSTRUCTION

- Brick and stone exterior
- Covered front porch and entry
- Dramatic foyer with chandelier
- High ceilings throughout
- 8-foot interior doors
- Crown molding
- Slab foundation
- Composition roof
- Open-concept layout
- Insulated doors
- Insulated Low-E windows
- Radiant attic barrier
- Energy-efficient construction
- New gutters
- New French drains
- Sprinkler system
- Fully fenced and turfed backyard
- Tank water heaters (2018)

FAMILY ROOM

- Soaring 13ft ceilings
- Approx. 25' x 24'
- Open to kitchen and dining rooms
- Fireplace

- Ceiling fans and recessed lighting
- Designed as the central gathering space of the home
- Views of covered patio and backyard through large windows, seamless indoor-outdoor flow

KITCHEN

- Oversized curved center island with bar seating
- Open-concept kitchen overlooking family room
- GE stainless-steel appliance package:
 - GE gas range
 - GE built-in gas oven
 - GE built-in microwave
 - GE dishwasher
 - GE refrigerator (included)
- Stainless steel vent hood
- Pendant lighting
- Decorative tile backsplash
- Walk-in pantry
- Pots-and-pans drawers
- Under-cabinet lighting
- Generous cabinetry and storage
- Informal breakfast area

HOME OFFICE / STUDY

- Dedicated first-floor home office
- Approx. 16' x 12'
- Private workspace separate from the main living areas
- Flexible use as a study, library, sitting room, music room, nursery, or additional workspace
- Positioned between primary suite and secondary bedrooms for added privacy

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GAME ROOM

- Dedicated first-floor game room
- Approx. 19' x 15'
- Secondary living and recreation space
- Flexible layout for media, games, hobbies, or entertaining
- Large windows overlook back patio
- Ideal for a playroom

PRIMARY BEDROOM

- Private owner's retreat positioned separately from secondary bedrooms
- Approx. 18' x 16'
- Expansive layout with room for a sitting area
- Views of the back patio with private doorway
- High ceiling with a fan
- Direct access to primary bath
- Two large walk-in closets
- Neutral color palette

PRIMARY BATHROOM

- Separate dual vanities
- Soaking tub
- Oversized glass shower
- Private water closet
- Direct access to large "his-and-hers" walk-in closets
 - Generous space for hanging items
- Designed as a private extension of the primary suite
- Granite countertops
- Framed mirrors
- Linen storage
- Abundant natural light

SECONDARY BEDROOMS

- Three secondary bedrooms
- Direct access to a full bathroom from each bedroom
- Bedrooms 3 and 4 connected by Jack-and-Jill-style bath
- Walk-in closets
- Generous bedroom dimensions (see listing for details)

UTILITY ROOM

- Dedicated interior utility room
- Washer connections
- Gas dryer connections

OVERSIZED 3-CAR GARAGE / WORKSHOP

- Attached 3-car garage
- Insulated with added A/C
- Garage insulation redone and re-fluffed
- Upgraded 220V electrical service
- Electrical capability designed to support woodworking equipment and power tools
- Workshop functionality
- Automatic garage door opener
- Flexible use for vehicles, storage, hobbies, and project space
- EV-capable electrical infrastructure

ATTIC & STORAGE

- Large attic space above garage
- Attic lighting
- Significant storage capability
- Suitable for household and seasonal storage
- Radiant attic barrier
- Blown fiberglass insulation

COVERED BACK PATIO / BACKYARD

- Large covered outdoor living area
- Outdoor ceiling fans added

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- Designed for outdoor seating and entertaining
- Connected to a fully turfed and fenced backyard, ideal for children and pets
- French drains added
- Dedicated outdoor kitchen
- French drains
- Sprinkler system
- Low-maintenance outdoor design
- Flexible space for pets, recreation, and entertaining
- Towne Lake Boardwalk
- Waterfront dining
- Marina with boat docks and ramps
- Fitness center
- Scenic parks and green spaces
- Scenic trails
- Access to highly-acclaimed Cy-Fair ISD
- Convenient access to Highway 290

SYSTEMS & ENERGY FEATURES

- Central gas heating
- Central electric cooling
- High-efficiency HVAC
- A/C coil replaced 2025
- Digital programmable thermostat
- Energy Star appliances
- Energy Star/CFL/LED lighting
- Insulated doors
- Insulated Low-E windows
- Batt insulation
- Blown fiberglass insulation
- Radiant attic barrier
- Attic vents
- Home Energy Rating/HERS features
- Fire/smoke alarm
- Prewired for alarm system
- Upgraded 220V electrical service in garage
- Located in Water District

TOWNE LAKE COMMUNITY

- Access to Towne Lake community amenities:
 - Resort-style pools with lazy river and splash pad
 - Subdivision tennis, basketball, and volleyball courts