

5806 Edens Crest Court, Richmond, TX 77406

Feature Sheet

- Beautifully maintained two-story home located on a quiet cul-de-sac
- Bright and open floor plan with 20-Foot ceilings.
- Updated engineered hardwood flooring throughout main living areas and updated carpet in 2022
- Spacious family room with cozy gas fireplace
- Updated stainless steel appliances
- Private primary suite featuring double sinks and a relaxing soaking tub
- Large upstairs game room ideal for kids, movie nights, or play space
- Dedicated home office

Recent Updates & Upgrades

- Kitchen sink faucet upgraded (2025) \$350
- Garbage disposal (2023) \$200
- New Samsung stainless dishwasher (2025) \$1,200
- New Samsung stainless microwave (2023) \$800
- New garage door motor (2025) \$1,000
- HVAC system sanitized (2025) \$1,000
- Red light bulbs installed in HVAC to prevent mold and mildew (2025) \$900
- All vents cleaned (2025) \$250, cleaned again (2026) \$600
- Recessed light bulbs replaced throughout (2026) \$800
- Carbon monoxide detectors replaced (2026) \$300
- Fire detectors replaced (2026) \$500
- Entire exterior power washed (2026) \$250
- Bathroom sink aerators replaced (2025) \$250
- Fresh mulch and commercial grade cover in front yard (2026) \$500
- Fence freshly painted (2026) \$1,000

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Average monthly **WATER** cost: \$180

Average monthly **GAS** cost: \$45

Average monthly **ELECTRIC** cost: \$350

About the Community

Long Meadow Farms is a 1,400-acre master-planned community ideally located near the Grand Parkway and Westpark Tollway, offering an easy commute with nearby shopping, dining, and entertainment. Residents enjoy **3 parks, resort-style pools with water slides, a Junior Olympic-size lap pool, tennis and pickleball courts, a fitness center, playgrounds,** and scenic **walking and jogging trails** winding along Oyster Creek, all surrounded by mature pecan trees, native wildflowers, and beautiful green spaces. It's the perfect blend of luxury amenities, natural beauty, and everyday convenience.