

10602 Claythorne Court

Aliana | Richmond, Texas

Features & Improvements

Only one of its kind in Aliana. This distinctive Darling Homes residence is quietly positioned on a cul-de-sac and offers a rare combination of privacy, generous living spaces and exceptional custom features.

ONE-OF-A-KIND DESIGN

- 5 ensuite bedrooms, each with private bathroom access with linen and walk-in closets
- Primary suite with customized His & Her closets and extensive built-in cabinetry
- Extraordinary laundry room with a full wall of custom storage cabinetry

ENTERTAINMENT

- Large private theater with 3D-capable JVC projector and 120" screen
- Denon AVR, automated control system and 5.1.2 surround sound
- Theater coffee/snack bar with built-in mini refrigerator

OUTDOOR LIVING

- Expansive 17,560 SF lot with a huge private backyard
- Approximately 650 SF covered patio for entertaining and outdoor living
- Beautifully landscaped yard with landscape lighting
- Mature Live Oak shade tree with an arborist-estimated value of approximately \$60,000
- Pool and deck refurbished in September 2025; pool equipment refurbished in September 2025

PEACE OF MIND & COMFORT

- Generac 22kW natural gas whole-house generator
- New Carrier HVAC system installed January 2025; average monthly electric bill approx \$297
- Whole-house RainSoft water softener; serviced with new filters May 2026
- Reverse osmosis system; serviced with new filters May 2026
- Whole-house animal protection system installed October 2024; inspected May 2026
- New primary pool pump & filters; March 2026
- Home painted; September 2025
- New patio fans; September 2025
- New roof installed 2020

LOCATION & CONVENIENCE

- Convenient to H-E-B, Sprouts, Costco, Target, Ulta, Academy, Hobby Lobby, CVS, At Home, Barnes & Noble, Michaels, restaurants and shopping
- Approximately 2 miles to the Grand Parkway with easy access to Sugar Land, Katy, I-69 and I-10
- Approximately 3 miles to Westpark Tollway and 21 miles to Downtown Houston