



GATED TEXANA PLANTATION · RICHMOND, TEXAS

Single-story. Lakefront. One acre.

2903 Hinkles Ferry

Offered at **\$1,149,000**

4 + Study
BEDROOMS

3
FULL BATHS

4,240
SQ FT

1.0034
ACRES

3.5-Car
GARAGE

INSIDE

- Two primary suites, each with en-suite bath and walk-in closet
- Engineered wood floors, no carpet anywhere
- Wood plantation shutters throughout, garage included
- Bose built-in home theater
- Gas fireplace
- Swarovski crystal entry chandelier

THE KITCHEN

- Sub-Zero refrigerator
- Wolf double ovens and two microwaves
- Gas cooking
- Built-in wine cooler
- Granite countertops
- Oversized pantry plus butler's pantry
- Dining area sized for a long table

OUTSIDE & SYSTEMS

- Covered outdoor kitchen with grill, sink and granite bar
- Pool facing the lake, resurfaced 2020
- Roof replaced 2021
- Whole-home generator, 2022
- Two AC units, 2022
- Circle driveway

2014 to 2026: \$358,504 in documented improvements.

RECEIPTS ON THE BACK →

Roberta Meggs, REALTOR®
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Don't take our word for it.

Every improvement the sellers have recorded, 2014 through 2026.

POOL & OUTDOOR LIVING \$109,045.34

2016	Outdoor kitchen	\$70,478.94
2020	Pool resurfacing	\$13,250.00
2017	Fence	\$11,650.00
2024	Pool heater, motor and equipment	\$6,642.00
—	Pool equipment	\$2,276.00
—	Pool motors	\$2,000.00
—	Pool equipment installation	\$900.00
2026	Pool blower	\$1,038.40
2021	Landscape lighting transformer	\$810.00

BATHS \$68,544.00

2025	Bath renovation	\$37,008.00
—	Bath renovation	\$25,168.00
—	Bath fixtures	\$4,100.00
—	Bath lighting	\$618.00
2025	Toilet	\$1,650.00

KITCHEN \$45,695.47

2021	Kitchen remodel	\$14,370.00
2020	Sub-Zero refrigerator	\$13,450.00
2020	Wolf ovens and microwave	\$12,000.00
2014	Granite countertops	\$4,607.00
2014	Sinks	\$1,268.47

SYSTEMS & PROTECTION \$67,352.86

2021	Roof	\$21,150.00
2022	Two air conditioning units	\$19,990.00
2022	Whole-home generator	\$16,383.00
2019	Water heaters	\$3,700.00
2014	Security system	\$3,039.86
2020	Water softener	\$2,490.00
2025	Repair	\$600.00

INTERIOR & FINISHES \$67,867.00

2014	Interior renovation	\$39,322.00
2014	Built-in sound system	\$6,805.00
—	Back door	\$5,081.00
2014	Plantation shutters	\$3,600.00
2014	Lighting	\$3,525.00
2014	Washer and dryer	\$3,239.00
2014	Fireplace	\$2,200.00
2014	Dining room chandelier	\$1,800.00
2014	Mantel	\$1,600.00
2014	Foyer chandelier	\$695.00

Total documented improvements

\$358,504.67

Amounts as recorded by the sellers. Items without a year were recorded undated.
Information deemed reliable but not guaranteed; buyer to verify.

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