

Seller Home Highlights

Property Address: 17602 Carnation Glen Dr, Richmond TX 77407

WHAT MAKES THIS HOME SPECIAL?

What do you love most about living here?

We love the privacy and open space. The cul-de-sac lot has large side setbacks and no back neighbors. The Cadenza floor plan provides a comfortable flow, an open living area, and abundant natural light.

What are your favorite rooms, features, or outdoor spaces?

The living room and backyard. The Cadenza floor plan makes the living area feel open, bright, and connected. We also love the privacy of the backyard.

What do you enjoy about the neighborhood and location?

Trillium is incredibly convenient, especially with the new Westmoor and Bissonnet extensions. Getting to H-E-B, Target, Costco, Aliana, and Grand Parkway (SH 99) is quick and easy. The neighbors are friendly and caring.

What would you want the next owner to know about the home?

The approximately 9,770-square-foot lot offers room for future upgrades such as a swimming pool, outdoor kitchen, or full backyard redesign. The West Bellfort-Harlem and FM 1464-Beechnut corridors are bringing new businesses, commercial shops, and job opportunities to the area, including opportunities from AMAZON HOU6 on Harlem-Bissonet corridor.

IMPROVEMENTS & UPGRADES

Improvement	Year	Approx. cost
Wood plantation shutters throughout the home	2025	\$12,000
Ceiling fans in all rooms	2024	\$6,000
Pendant lights over the kitchen island	2025	\$400
HVAC upgrades	2025	\$1,000

HVAC improvements

Noise-reduction work on the outdoor AC unit and whole-house dehumidifier included duct rerouting and added insulation. The HVAC system is now much quieter.

AVERAGE MONTHLY UTILITIES

Electricity	\$80-\$160 / month
Water / sewer	\$60-\$80 / month
Natural gas	\$35-\$70 / month