

COUNTRYMAN HOMES

1126 Oleander Way

Richmond, TX 77469

DEL WEBB SWEETGRASS | HOME FEATURES



2 BEDROOMS / 2 BATHS / OFFICE

KITCHEN & BREAKFAST NOOK

- Granite countertops and a breakfast bar.
- Plentiful cherry-finish cabinetry and tile flooring.
- Whirlpool gas range, Quiet Partner III dishwasher, and Gold refrigerator.
- Bright breakfast nook with a bay-style window overlooking the front porch.

LIVING & DINING

- Open living and dining areas with hand-scraped hardwood flooring and a tray ceiling.
- Large windows with bottom-up blinds bring in natural light.
- Two sliding glass doors open to the enclosed back porch.

PRIMARY SUITE

- Hardwood flooring, a tray ceiling, and three windows with 2-inch blinds.
- Primary bath with dual sinks, an extra-large walk-in shower, and a window for natural light.
- Hardwood flooring continues through the bath and spacious closet with built-in storage.

OFFICE

- Wall-to-wall built-in desk, hardwood flooring, and glass-pane French doors.
- Window blinds and a closet add privacy and storage.

GUEST BEDROOM & BATH

- Guest bedroom with hardwood flooring, a spacious closet, and a Levolor window shade.
- Hallway guest bathroom with tile flooring.

ENTRY & HALLWAYS

- Hardwood flooring and multiple storage closets.
- Wide doorways and hallways, with grab bars where provided.

PORCHES & LANDSCAPING

- Enclosed back porch with an aluminum-framed enclosure.
- Easy-to-maintain garden-home yard with privacy hedges and a nearby retaining wall.
- Mature landscaping includes bottlebrush shrubs, two front-yard live oaks, and a crepe myrtle.

SYSTEMS & INCLUDED FEATURES

- Roof replaced in 2026; heating and cooling serviced twice a year.
- Nest thermostat, smart entry lock, and home security system.
- Rain Bird sprinkler system, automatic garage door, and garage attic access.
- Whirlpool refrigerator, washer, and dryer included.
- Original water heater with regular maintenance.
- Window coverings stay, except the primary bedroom's sheer curtains.
- Whole-home gutters.

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Features based on the walkthrough and seller-provided information. Buyer to verify.
Appliance inclusions and exclusions are subject to the executed contract.