21407 Beverly Chase Dr., Richmond, TX 77406

Feature Sheet

- 4 bedroom, move in ready family retreat
- Formal dining room for entertaining
- Living room with cozy fireplace and abundant natural light
- Island kitchen with quartz counters and backsplash
- Walk in pantry and breakfast bar
- First floor primary suite with luxurious bath
- Oversized primary shower and double sinks
- Spacious primary walk in closet
- ~~Two~~ Three secondary bedrooms ~~downstairs~~
- Private office with French doors
- Expansive upstairs game room
- Upstairs bathroom with ensuite access, ideal for movie nights and guests
- Covered patio with no immediate rear neighbors, your own private escape
- ~~New~~ Recent roof, **2023**
- Countless thoughtful updates throughout

Recent Updates & Upgrades

- Quartz counters and backsplash, GFCI tamper resistant outlets, and under cabinet wireless lighting, all new, **$10,600**
- Garbage disposal, 2023, **$300**
- Samsung Bespoke Smart dishwasher, microwave, oven, and 5 burner gas stove with griddle, all new, **$4,450**
- ~~Samsung Bespoke Smart refrigerator, 2025, $3,000~~
- ~~GE Profile 7.8 CU Smart washer and dryer with base drawers, 2024, $4,000~~
- Heater, 2025, **$2,500**
- ~~New~~ Recent-2024 wood carpet and laminate flooring, plus fresh Sherwin Williams paint throughout, all new, **$26,000**
- All ~~new~~ Recent 2024 mirrors, shower curtain rods, and floating shelves, **$1,900**
- Dual flush, soft close toilets throughout, **$1,200**
- Primary bath fully upgraded, custom Roman shade, custom shower glass and hardware, jacuzzi tub fixtures, sconces, shower fixtures, and sink fixtures, ~~all new~~ 2026, **$7,600**
- Front entry door refinished inside and out with new hardware, ~~new~~ 2026, **$1,500**
- Ring front porch camera, ~~new~~ 2026, **$300**
- Programmable smart lock and sensor lighting, lock new, lighting 2023, **$400**
- Patio freshly painted with remote controlled fan and light, ~~new~~ 2026, **$800**
- Solar sensing driveway light, ~~new~~ 2026, **$500**
- Backyard cedar fence and gates, 2025, **$4,000**

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- Brand new driveway, sidewalk, and walkway, new, **$15,000**
- Ring garage cameras, interior and exterior, 2025, **$700**
- New garage door opener system and springs, new, **$1,000**
- New landscaping, planters, and sprinkler system controls and solenoid, all new, **$8,950**
- New Roof - CertainTeed Landmark shingles, 2023, backed by a lifetime limited transferable warranty, **$30,000**

Average monthly **WATER** cost: $150

Average monthly **GAS** cost: $40

Average monthly **ELECTRIC** cost: $75

About the Community

Long Meadow Farms is a master-planned community at **1400 acres** situated along the Grand Parkway and only minutes from the Westpark Tollway, providing an easy commute and variety of local entertainment. Long Meadow Farms, a lush community on the western edge of the greater Houston area, invites its residents to "live a legendary life," Texas-style. Its traditional Texan architecture, along with its preserved pecan trees and native wildflowers, bring about the feeling of living in a small Texas town. Residents have all the best of metropolitan Houston right at their doorsteps. There are **three parks** spread around the community, **resort-style pools** located in the parks that feature slides and **playgrounds** for children, **junior-Olympic sized pool** with five lanes, **two fenced tennis courts, two pickleball courts, and playgrounds.** There is a **trail** system winding through the community and crosses with Oyster Creek and other ponds making a scenic view for all the walkers and joggers! Those seeking other types of exercise can take advantage of the well-equipped **fitness center** at the central park.