TRENDMAKER HOMES
THE LEADER IN AFFORDABLE LUXURY

Victory Lakes
4396 SQ. FT.
1412 Kinston Drive

Luxurious executive home in sought after CCISD with all the upgrades! Carpet, tile flooring, laundry chute, His and Her Master walk-in closets, built in wall safe, hidden/secret room, cozy sitting area off master, bedroom, gorgeous master bath with sunken large jetted tub, separate spacious dual shower, double vanities, central security system with dual keypads, large walk-in kitchen pantry. Double pain windows, Cool Ply and ridge vents to deflect sumers heat and reduce electric bills. In the wall extermining package, full length leaded glass front enrty door, rain gutters, beautiful landscaping. Truly one in a million!

General Description

Property Type: Single Family Homes
Status: Continue to Show
Bedrooms: 4 Bedrooms
Baths: 3 Full & 1 Half Bath(s)
Garage: 3 CAR Attached/Detached
Stories: 2 STORY
Style: Traditional
Year Built: 2002/Appraisal District
Build Sq Ft: 4396
Lot Size: 0.289 acres
Maintenance Fee: $715 annually
Subdivision: Victory Lakes
Market Area: League City
City / Zip: League City / 77573
Key Map: Page 659W
MLS Area: 33-Galveston County

Room Dimensions

First Floor:
Family Room	17' x 25'
Dining Room	11'8" x 12'4"
Study	12' x 15'6"
Master Bedroom	14' x 17'
Master Sitting Area	13'2" x 7'9"
Breakfast	10' x 15'

Second Floor:
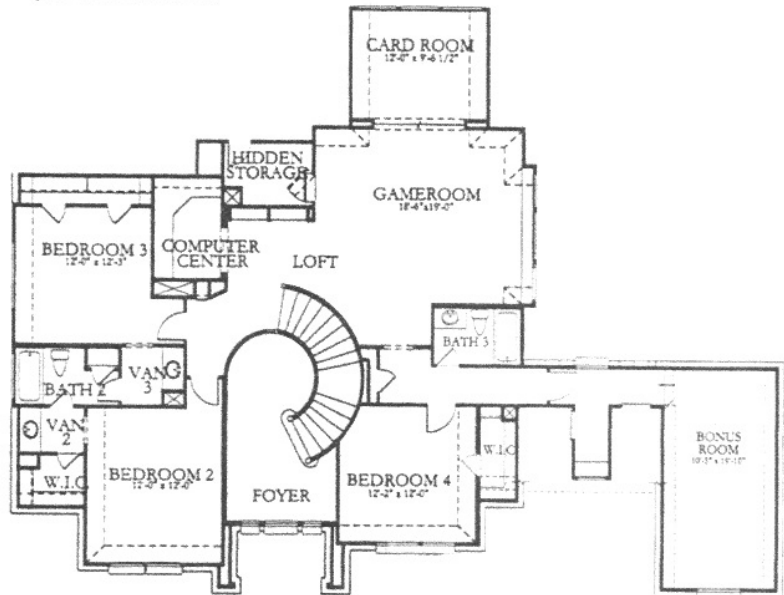|	
Game Room	18'6" x 19'
Card Room	12' x 9'6.5"
Bedroom 2	12' x 12'
Bedroom 3	12' x 12'3"
Bedroom 4	12' x 12'2"
Bonus Room	10'3" x 19'10"

Interior Features

Fireplace: Gas log Fireplace
Dishwasher: Yes
Disposal: Yes
Microwave: Yes
Range: Yes
Oven: Electric Oven
Connection: Washer, Gas Dryer stays with house
Bed Rooms: Master Bed - 1st Floor
Heating: Central Gas, Zoned
Cooling: Zoned, Central Electric
Floors: Carpet, Tile, Wood
Countertop: granite
Description
Split staircase, Alarm System, Breakfast Bar, High Ceiling, Island Kitchen, Fire/Smoke Alarm, Window Covers
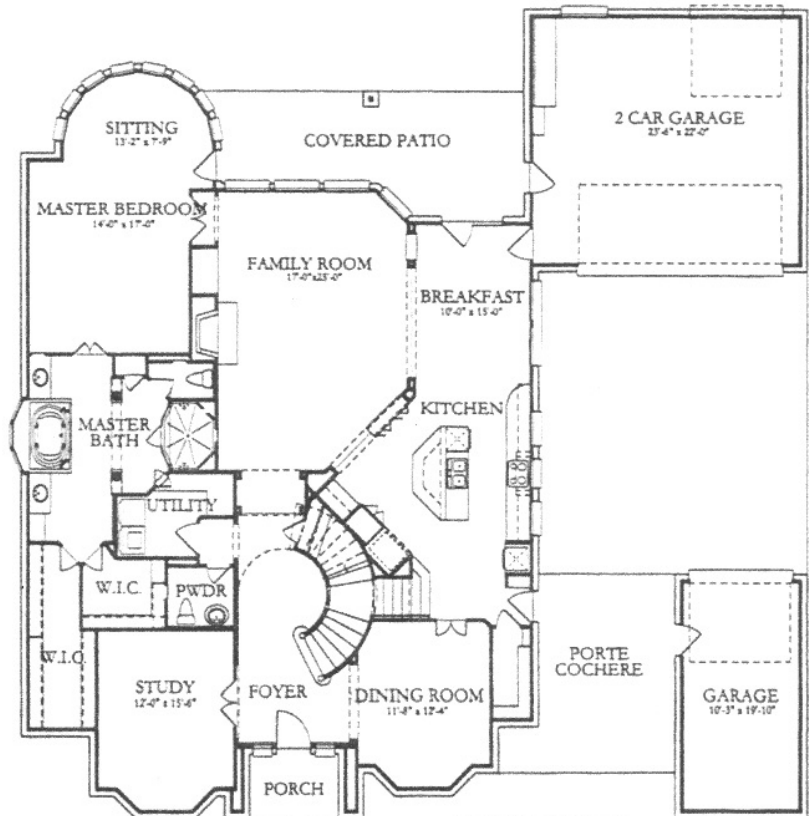
School Information

District: Clear Creek

Exterior Features

Exterior Construction: Brick & Hardy Plank
Area Pool: Yes
Lot Description: Corner Lot
Roof: Composition
Foundation: Post Tension Slab
Covered Patio
Porte Cochere
Auto Court
Rain Gutters
Full Sprinkler System front and back yards
In-the-wall (frame) Pest Extermination System

SECOND FLOOR

FIRST FLOOR