

ATTRIBUTES AND UPGRADES

20621 Golden Hawthorn Court
Kingwood, TX 77346

Village Builders Home built in 1996

2108 square feet on private corner lot

Open, spacious one-story

3 bedrooms, 2 full baths, and formal dining room

Open concept from kitchen to den for ease of living and entertaining

Split bedroom floor plan separating master suite from other bedrooms

2 Large living areas or one for gameroom / flex room / study – also has full wall of built ins including desk and bookcases providing amazing space for organizing

Furnace 2010

HVAC replaced inside and out 2012 – 13 Seer?

Roof fully replaced with 30 year shingles 2008

Remodeled kitchen including granite counters and oversized granite island

SS Samsung Appliances installed in 2015 including 5 burner gas stove

Microwave is also a Convection oven

Walk-in pantry

Marble counters in baths

Frameless glass shower in master bath (2014)

Dual sinks in master bath – one built as “shaving sink” height

Jacuzzi tub in master bath

Huge master walk-in closet

All flooring is hardwood and tile

10 Ft ceilings throughout

Large and plenty of windows allowing for abundance of natural light

Lots of closets and cabinets throughout

Gas fireplace with gas logs

2" wood blinds throughout home

Upgraded ceiling fans throughout home

Recessed lighting in kitchen

Upgraded front and back steel doors

Amazing large and private backyard with multiple sitting areas – very relaxing or great for entertaining

Outdoor grill plumbed in

Curb appeal

Beautifully professionally landscaped

Exterior completely painted 2020

Full size 2 car garage

Extra attic storage space above garage with separate stairs to access
Storage sheds in backyard

Easy access to Greenbelt trails

One owner

Never flooded

DocuSigned by:
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